

TIPTREE MUST TAKE CONTROL

The Localism Act 2011 gives local communities new rights to shape, develop and plan their neighbourhood. This is an opportunity for the community to influence what happens in Tiptree Village and deal with issues that residents feel are a concern to them. Tiptree Parish Council is taking the lead and has formed a group to embark on this major task of developing and formulating a neighbourhood plan for the next 10 years and beyond.

A neighbourhood plan incorporates all the key issues affecting Tiptree Village and will impact on everyone's lives. These issues include:

- Housing development meeting the needs of a thriving village including affordable housing.
- Sustaining a vibrant retail sector within the village.
- Employment opportunities should be explored.
- Infrastructure improvements, schools and medical facilities.
- Transport and traffic management.
- Leisure and wellbeing.
- Environmental issues including open spaces, flood protection and conservation.
- The overall look and design of the village.
- Where development should be focused.

We need residents of Tiptree to get involved with this process. Community engagement is important to meet the aspirations and needs of local people. The working group needs volunteers with a range of skills both inter-personal and specialist skills. Above all, volunteers interested in how the village will develop and look in the future.

If you are interested or need more information please contact the Neighbourhood Plan Working Party on 01621 817030 or email tiptree.parish@btconnect.com

Tiptree Neighbourhood Plan

2015

Tiptree is drawing up a neighbourhood plan to influence what happens to the development of land in our village.

Recent changes to the law (Localism Act 2011) give local communities new rights to shape and plan their neighbourhoods; specifically around planning applications, amenities, service provision, and infrastructure improvements.

Tiptree Parish Council is taking the lead and has formed a committee to start putting together the plan, but we need people in the village like you to get involved!

A few important things to know about neighbourhood plans:

- A plan will make it easier and quicker for development to go ahead in areas of the village where we want new homes and business premises
- Residents will be able to vote on a proposed plan – if a majority vote yes then it will come into force legally
- A plan can be very simple or go into considerable detail
- A plan cannot be used to stop development already allocated or permitted
- A plan must abide by existing national and regional planning regulations



Get involved now

If you would like to get involved or just be kept up to date with what is going on:

- View the draft plan on the web at: www.tiptreeparishcouncil.gov.uk
- View the draft plan in person by visiting the Parish Council Office at Mynott Court, Church Road, Tiptree
- Sign up for updates by emailing your contact details to tiptree.parish@btconnect.com, or leaving your contact details with the Parish Council Office.



Tiptree*Village*

Neighbourhood Plan

**650 new homes
are planned for
Tiptree by 2032**

Where should they go?

**How will this affect our
roads, schools, and public
services?**

**What amenities will we
need?**

Find out more and have your say
before it's too late! We need your
opinions and support.

We can't stop development but have
a chance to influence the way our
village grows through our
Neighbourhood Plan.

Colchester Borough Council (CBC) is
committed to building 17,500 new
homes in the borough with Tiptree
village taking its share.

If the residents of Tiptree village do
not inform the Borough Council of
their wishes then the council will
make up its own mind.



Open Days

The Neighbourhood Plan Working
Party are holding drop-in
sessions at **Tiptree Community
Centre**, 1a Caxton Close, CO5
0HA.

- **Friday 6th November 2015**
from 13:00 until 17:00
- **Saturday 7th November 2015**
from 09:00 until 13:30

Get More Involved

- View the current documents in
person by visiting Tiptree
Parish Council Office at Mynott
Court, Church Road, CO5 0UP
- Volunteer or sign up for
updates by emailing your
contact details to
NPtiptree@btconnect.com or
visit the Parish Council Office.

It's our village – have your say!
www.essexinfo.net/tiptreenp

Tiptree Village®

Neighbourhood Plan

650 new homes are planned for Tiptree by 2032

**Where should they be built?
How will this affect services?
What facilities will we need?**

**What do you like about Tiptree?
What do you want protected?
What do you want improved?**

**Find out more and have your say before it's too late!
We need your opinions and support.**

We can't stop development but have a chance to influence the way our village grows through our Neighbourhood Plan.

Colchester Borough Council (CBC) is committed to building 17,500 new homes in the borough with Tiptree village taking its share. If the residents of Tiptree village do not inform the Borough Council of their wishes then the council will make up its own mind. The proposed housing in our village and neighbouring villages will affect roads, schools, GP services, shops, and other public services.

Open Days

The Neighbourhood Plan Working Party are holding drop-in sessions at Tiptree Community Centre, 1a Caxton Close, CO5 0HA.

- **Friday 6th November 2015 from 13:00 until 17:00**
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Get More Involved

- View the current documents in person by visiting Tiptree Parish Council Office at Mynott Court, Church Road, CO5 0UP
- Volunteer or sign up for updates by emailing your contact details to NPtiptree@btconnect.com or visit the Parish Council Office.

It's our village – have your say!
www.essexinfo.net/tiptreenp



Tiptree Neighbourhood Plan

The Future of Tiptree is in Your Hands

Tiptree Village designed by local people

It's not too late to complete your questionnaire that was delivered to you in September. It's your chance to influence the future look and feel of our village.

- ❖ Just fill in the questionnaire and you could win up to a £100 voucher.
- ❖ Completed questionnaires may be returned to the Parish office or a number of local venues.
- ❖ The questionnaire is available online at:
www.essexinfo.net/tiptreenp, together with the online-only version for young people.
- ❖ If you have not received your questionnaire please contact us by emailing **NPTiptree@btconnect.com** (01621 817030)



Please submit your
questionnaire by 23rd October
2016



Questionnaire Results Feedback Exhibition

**A free exhibition to coincide with the publication of
the village questionnaire results and provide
information on the Neighbourhood Plan process**

Free Refreshments

**We cannot stop development in Tiptree but we can
take control to ensure that our village remains a
great place to live.**

We need your support!

Tiptree Community Centre

Saturday 3rd February 10am-3pm

Wednesday 7th February 5-7pm, 2018

**For more information contact Tiptree Parish Council,
01621 817030**

Tiptree Neighbourhood Plan Update (Feb 2020)

All being well the Tiptree Neighbourhood Plan is moving towards the point where the final version of the plan can be submitted to Colchester Borough Council hopefully in the spring. At that point the role of the community and Tiptree Parish Council is largely over.

At this time a team of volunteers are busy processing the responses to the consultation that took place last summer. All comments have to be carefully considered and the Neighbourhood Plan modified wherever that is felt appropriate. Alongside the final version of the Neighbourhood Plan other volunteers are working on the Consultation Document which charts the consultation exercises we have undertaken to produce the plan. In addition we are receiving professional help to produce the Strategic Environmental Assessment, the Habitat Regulation Assessment and the Basic Conditions Statement. All these documents need to be submitted together to Colchester Borough Council once the revised plan has been agreed and adopted by Tiptree Parish Council.

After that, if Colchester Borough Council (CBC) approve of the Neighbourhood Plan, there will be a further 6 week consultation prior to examination. This consultation will be run and managed by CBC and all responses will be submitted with the plan to the examiner. Assuming the examiner agrees to our plan there will be a referendum in Tiptree and if over 50% of those voting agree it will be adopted as part of the new Colchester Local Plan to shape development in Tiptree for the next 15 years and thereby protect Tiptree from further speculative development.

During 2020 Working Group meetings will be scheduled for the first and third Wednesdays at 6.30pm in the meeting room commencing on Wednesday 15th January. Meetings will continue until the Neighbourhood Plan is complete and agreed prior to submission to CBC.

If you require any further information about the Tiptree Neighbourhood Plan please contact the Parish Council Office or email: NPtiptree@btconnect.com

Tiptree Neighbourhood Plan update July 2021

This update contains information about:

1. Progress with the Neighbourhood Plan
2. The A12 consultation that runs until 16th August (Please respond).

Since the disappointing examination of the Neighbourhood Plan last summer the Steering Group have analysed the examiner's comments and have begun the task of writing a revised plan. The main objection raised by the examiner was the projected future road route through land in a neighbouring parish. This future link road formed part of our plan to keep alternative routes viable, dispersing traffic around Tiptree and avoiding traffic pressure points. In making this projection we hoped to 'future-proof' Tiptree against issues that could arise in the future if we failed to make certain decisions now. In the light of the examiner's comments, Colchester Borough Council agreed to put this route in the modifications to the emerging Local Plan which went to inspection in the spring. Whilst this meant that the projected route could remain in our Neighbourhood plan, it also means we are awaiting the Inspector's decision on the Colchester Local Plan modifications before we can be sure our Neighbourhood Plan is deliverable. This has caused some delay for us in making our final site selections. Another rather painful dilemma we face has resulted from the granting of the Bloor Homes development of 200 homes in Barbrook Lane. Many of the community gains that were coming to Tiptree under the previous 600 new homes version of the Neighbourhood Plan, including a Multi-use Games Area (MUGA), two football pitches with changing facilities and a larger community hall to replace the scout hut; would not come to us under a revised plan to build 400 homes. So we have to choose between a 400 home plan (plus 200 in Barbrook Lane) without these important community assets or a 600 (plus 200) home plan with the community gains. It takes the larger number of new homes to trigger these assets which, otherwise may never come our way. Unfortunately the Barbrook Lane development, won on appeal provides very little community gain. If you have a view on this matter please let us know.

You may already be aware that the Highways England consultation on the A12 widening scheme between Chelmsford and the A120 is now open. The link to the consultation is given below.

<https://highwaysengland.co.uk/our-work/east/a12-chelmsford-to-a120-widening-scheme/>

The scheme includes the provision of a new two-way junction 24 at the bottom of Inworth Road. Whilst this may at first appear to be very convenient for Tiptree residents, it does raise some serious issues for the future of our village. In particular, it is projected that traffic in Inworth Road could increase from 700 vehicles per hour (vph) at peak times to over 1700 vph.

Not only is this inconvenient to the residents of Inworth but much of this traffic would also be coming through Church Road in Tiptree (including south-bound traffic from Mersea that currently uses the Station Road – Braxted Park Road route. Connection with the A12 via Braxted Park Road will still be possible as the current A12 will form a service road leading to the Witham junction 22 but to keep this route a viable option it needs improvement (e.g. Appleford Bridge), appropriate road signage, and maybe the positioning of junction 24 in Feering a bit further away, closer to where it is now. The Feering 'T' junction would need to be bypassed through the new developments here (or at least replaced by a roundabout) but siting the junction further towards Colchester would encourage south-bound traffic to use the Braxted Park Road alternative and keep traffic in Church Road and Inworth Road within more acceptable limits. Further information about possible options may be found here: [A12 Consultation 2021 » Tiptree Community Website](#)

It would appear that Highways England has not considered the impact of the junction 24 proposal on Tiptree so it is really important that Tiptree residents make their voices heard. Please respond to the A12 consultation.

Neighbourhood Plan meetings take place in Tiptree Community Centre at 6.30pm on the first Wednesday of each month. They are open to anyone who wishes to attend.

For further information please contact NPTiptree@btconnect.com or telephone 01621 817030

It has been a while since we last sent out an update concerning the Tiptree Neighbourhood Plan so you may be forgiven for wondering what had become of it! However progress has continued and a revised Neighbourhood Plan will be published very soon.

We were all very disappointed when our last plan failed at examination in 2020. In the end, the main reason the plan failed was because, in the eyes of the examiner, the plan was proposing a road through a neighbouring parish – something a Neighbourhood Plan is not permitted to do. The examiner also advised that 200 new homes should be removed from the plan in the light of the lost appeal in Barbrook Lane.

Consequently it was back to the drawing board for the Neighbourhood Plan and a re-assessment of our proposed development sites. From the start, the Neighbourhood Plan has sought to provide an element of future proofing so that development in Tiptree is not piecemeal but plan-led and thereby sustainable into the future. If there was no prospect of building a northern link road then the choice of sites for development could completely change.

In discussions with Colchester Borough Council (CBC) planning office it was agreed that the best solution was for CBC to include the northern link road as a modification to the emerging Colchester Local Plan which was coming up for examination in 2021. This would mean that the northern link road was no longer part of our plan; rather we would be building towards the Colchester plan. Whilst solving our immediate problem, this did introduce a delay while we waited for the Colchester examination to take place and the Colchester plan inspector to accept the proposed modification.

The verdict we were waiting for came through in mid-September last year. Since then we have been working hard on the new plan. It is now ready and the Parish Council has agreed that we can go to community consultation (regulation 14) at the end of this month. The eagerly awaited new plan is similar to the previous plan but differs, firstly, in that it only proposes 400 new homes and, secondly, in including an acre of land set aside, potentially, for a new Health Centre.

Tiptree badly needs this Neighbourhood Plan to succeed in order to protect the village from speculative planning applications and subsequent appeals that lead to the kind of unsustainable, piecemeal development we have seen in Barbrook Lane.

You will soon receive official notification of the Consultation dates, information days, where you may see a copy of the new Neighbourhood Plan and how to respond. Thank you for your support.

You are receiving this email because you asked us to keep you informed of the progress of Tiptree's Neighbourhood Plan. If you no longer wish to receive these emails please let us know by replying to this email.

Tiptree*Village*[®]

Neighbourhood Plan

Consultation & Exhibition

Six Week Consultation midday 11th March - midnight 1st May 2022

This is your opportunity to comment on the draft plan before it proceeds to Examination, Referendum and Adoption

An exhibition to explain the draft Neighbourhood Plan and answer your questions will be held at

Tiptree Community Centre

Wednesday 16th March 2022 5pm to 8pm

& Saturday 19th March 2022 10am to 1pm

With free refreshments

The draft Neighbourhood Plan will be available at the exhibition and also online at the Tiptree Neighbourhood Plan (TNP) website (see below) from Friday 11th March 2022. Alternatively paper copies may be obtained from the Parish Council office, the Library or Staines.

Online responses may be made at

www.tiptreeparishcouncil.gov.uk/neighbourhoodplan or paper response forms may be returned to the Parish Council office. **You must respond by 1st May.**

For more information contact Tiptree Parish Council, 01621 817030

**Tiptree Parish Council
NHP Consultation Survey**

Report (Draft)

Prepared for

Tiptree Parish Council

By:

Michael Mackman
Director

April 2015

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PROJECT BACKGROUND

This is a report on a consultation carried out by Tiptree Parish Council into some possible plans for the development of the village centre.

The Council had developed three potential strategies, including sketch plans, which showed how Tiptree might be developed to increase its attractiveness as a shopping destination to both local resident and visitors.

As part of this strategy an Exhibition was held in the Village Community Centre to explain to local business some of the thinking behind the plans. A letter outlining the background to the strategy, and including the sketch plans, was sent to all business in the centre of Tiptree. Those attending the exhibition were handed a self completion questionnaire.

A copy of the background letter and the questionnaire are included as an appendix to this report.

As well as completed questionnaires the Parish Council received a number of letters both directly and via the local Member of Parliament, Priti Patel. A petition from residents of Morley Road was also received. All these responses have been included in the analysis. Duplicate responses, for example a completed questionnaire and a separate letter, have been combined and all the comments and points made by that participant have been included as one response.

Using standard market research practice the responses to open ended question and other verbatim comments have been grouped into similar broad categories in order to help analysis of the comments. These have then been analysed in the same way as the closed rating questions.

A total of 65 responses have been received. The responses have been entered into data analysis software and a set of data tables has been produced. They have been provided in a separate document. This report should be read in conjunction with the data tables.

SUMMARY

There is overwhelming opposition to all three Options presented in this consultation.

The strongest opposition is to Option 3, led vociferously by residents in Morley Road. The key objection was the unsuitability of Morley Road for extra traffic, especially HGVs.

Whilst many see a need for more parking in the centre of the village there is little support for extra retail space. Reasons given were the strong national chain retail presence at Tolgate, the take up of empty retail space by Charity shops and the demise of the Caxton Close retail units.

There is little appetite for any major changes to the centre of the village with a strong desire expressed to retain its current character.

The preference for new housing is for it to be restricted to the outskirts of the village rather than placing it in the centre where it may cause more congestion.

Two key issues should be addressed immediately by the Council:

- the current and long term impact on property values in Morley Road caused by the publication of Option 3;

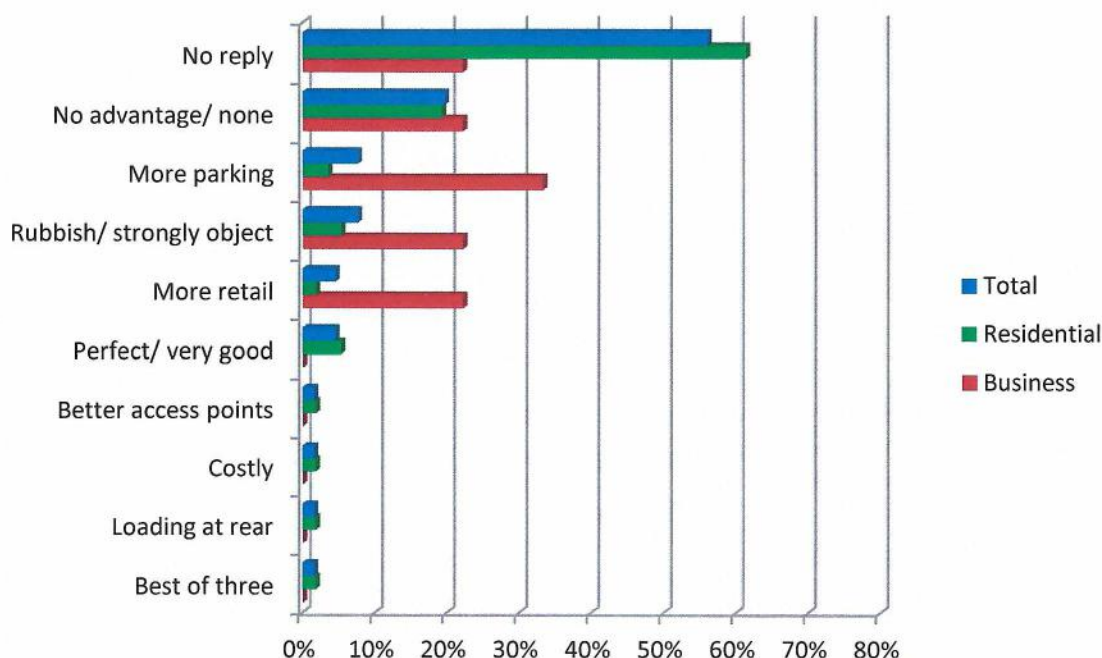
- the vested interests of Councillors in these plans being put in place.

COMMENTARY ON FINDINGS

Participants were asked:

What do you think are the advantages of Option 1?

This was an open ended question with participants able to make any relevant comment. Using standard market research practice the responses to this question have been grouped together into similar broad categories and the results are shown in the chart below.



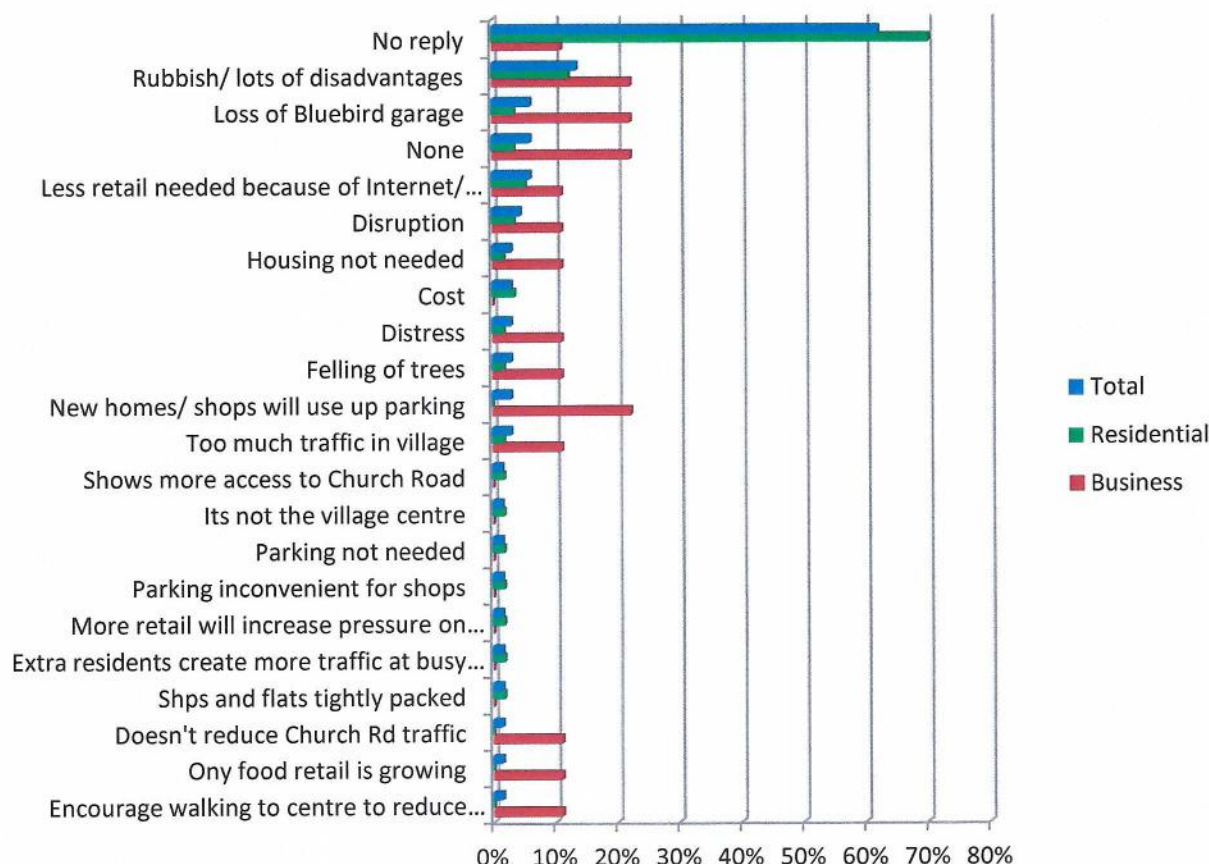
The majority of participants did not reply to this question. Overwhelmingly the other responses are strongly negative, with comments such as 'No advantage' and 'Rubbish' typifying the reaction rather than identifying specific elements with which they disagreed.

Positive reaction centred around the availability of more parking and, especially from business participants, more retail space.

Participants were asked:

What do you think are the disadvantages of Option 1?

This was an open ended question with participants able to make any relevant comment. Using standard market research practice the responses to this question have been grouped together into similar broad categories and the results are shown in the chart below.



This question elicited a wide range of responses. The number of comments made was extensive and indicated that participants have examined the Option in some detail in order to make their points.

Two key points made were concern about the loss of the Bluebird Garage as an amenity and the perception that there is no need for any more retail space because of a belief that major chains will not come to Tiptree and the strong competition from Internet shopping and large retail centres close by such as Tolgate.

Several made the point that any new parking provision will be taken up by residents of any new housing in the centre.

Participants were asked:

Tell us how much you agree or disagree with the following statements using a 1 to 5 scale rating where 1=strongly disagree and 5= strongly agree

New shops and more retail space will be good for the village

New flats will be good for the village

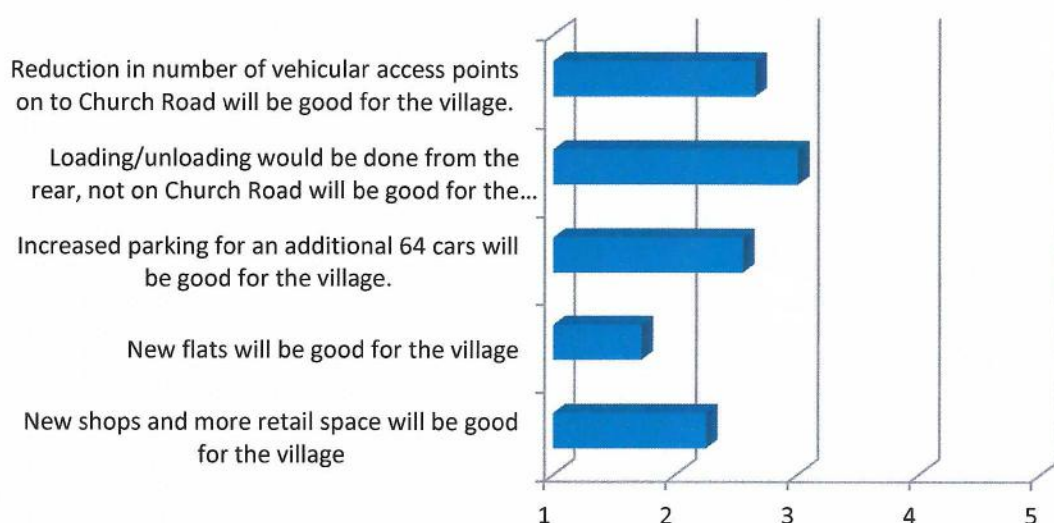
Increased parking for an additional 64 cars will be good for the village.

Loading/unloading would be done from the rear, not on Church Road will be good for the village.

Reduction in number of vehicular access points on to Church Road will be good for the village.

Using standard market research analysis methods a score has been given to each response (1 for strongly disagree to 5 for strongly agree). These individual scores have then been added together and a mean or average score for each statement has been calculated.

The overall mean scores are shown in the chart below. They have been ranked from highest to lowest to aid interpretation.



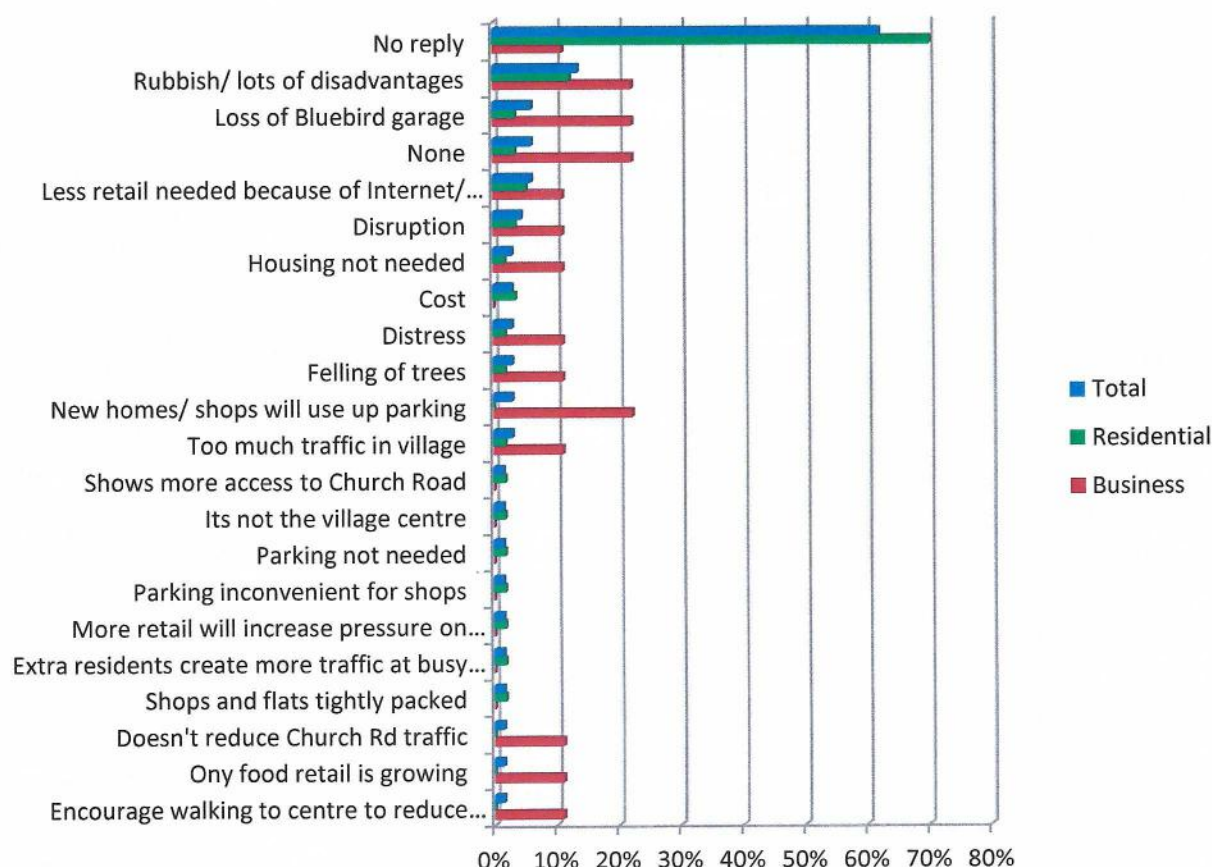
This question was only answered by about one third of participants and care must therefore be taken in interpreting this data.

Overall there is no support for any of the statements presented. The mid or neutral point on a five point scale is 3.0. All of the statements received a mean score of less than 3.0 out of 5.0.

Participants were asked:

Are there any other comments you would like to make about Option 1?

This was an open ended question with participants able to make any relevant comment. Using standard market research practice the responses to this question have been grouped together into similar broad categories and the results are shown in the chart below.



Comments about Option 1 were extensive. The overwhelming majority of those who did respond to this question were highly critical of the ideas presented.

There were further comments about the loss of Bluebird Garage, concern about extra traffic in the centre and objections to extra housing close to the village centre.

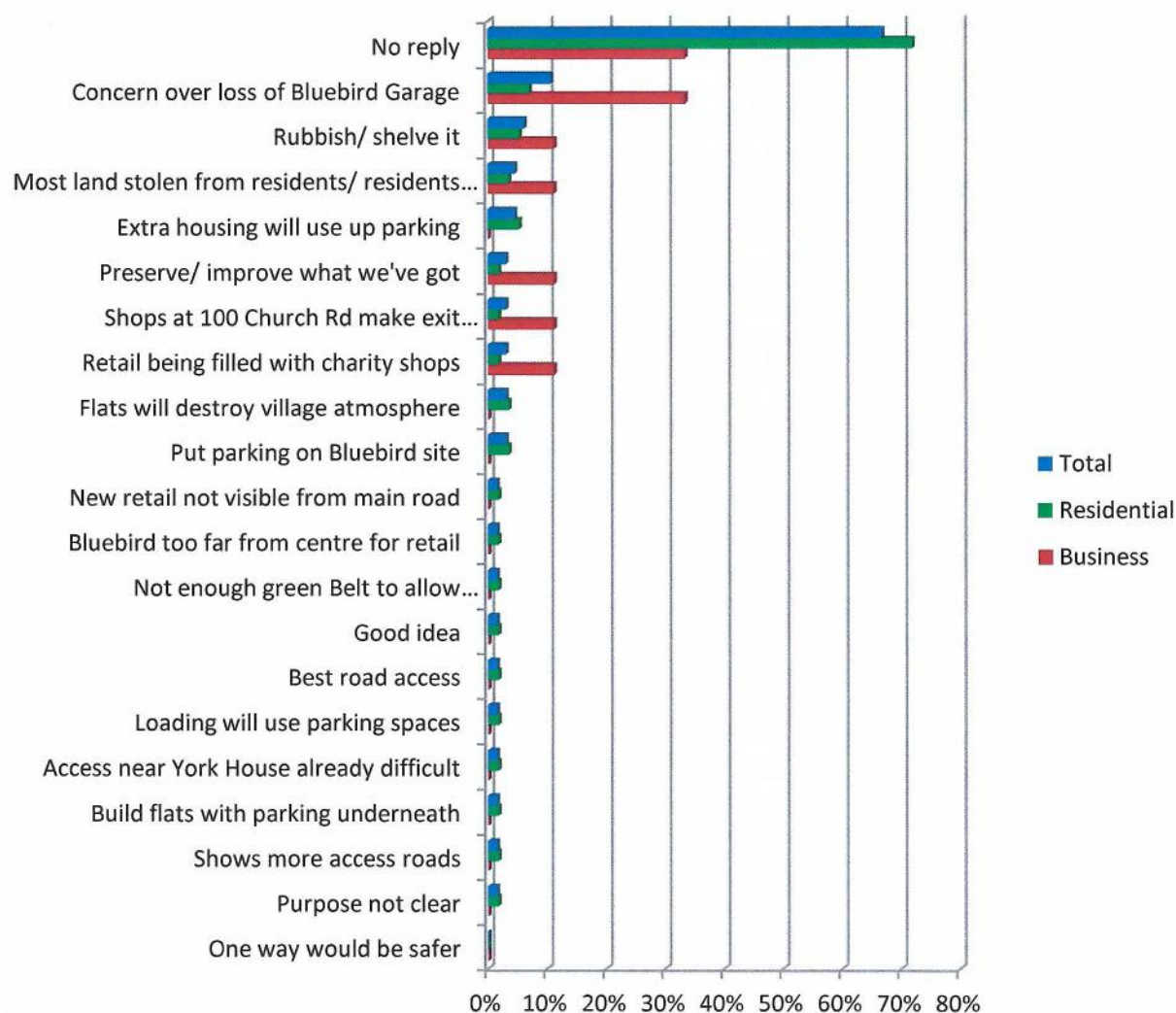
Support for this option was muted.

Several business participants pointed out that empty retail space is currently being taken up by Charity shops which they do not view positively and see it as an indication that there is no real demand for more retail space.

Participants were asked:

Are there any general comments about the village centre?

This was an open ended question with participants able to make any relevant comment. Using standard market research practice the responses to this question have been grouped together into similar broad categories and the results are shown in the chart below.



Other general comments about Option 1 were also extensive. The overwhelming majority of the comments were critical of the ideas put forward.

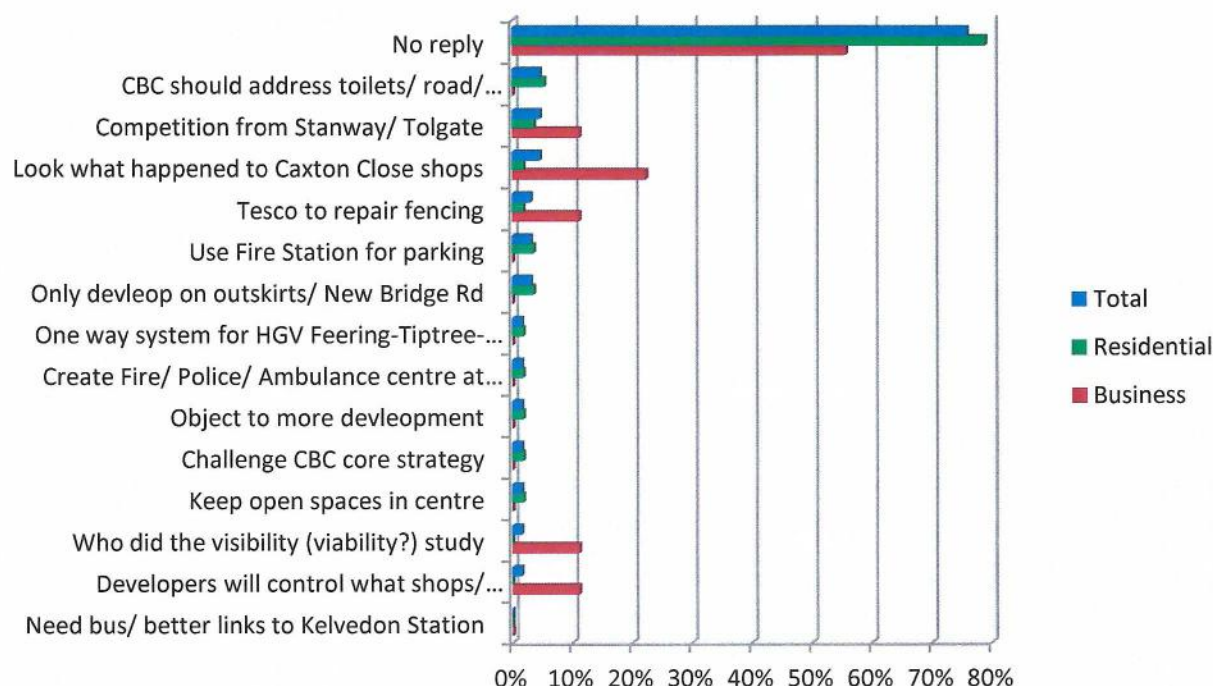
There were a number of comments made urging that the present character of the village is preserved. Many participants believed that the ideas being presented would have a negative impact on the village.

There were just a few positive comments made.

Participants were asked:

Are there other planning issues that the neighbourhood plan should address?

This was an open ended question with participants able to make any relevant comment. Using standard market research practice the responses to this question have been grouped together into similar broad categories and the results are shown in the chart below.



There were very few responses to this question.

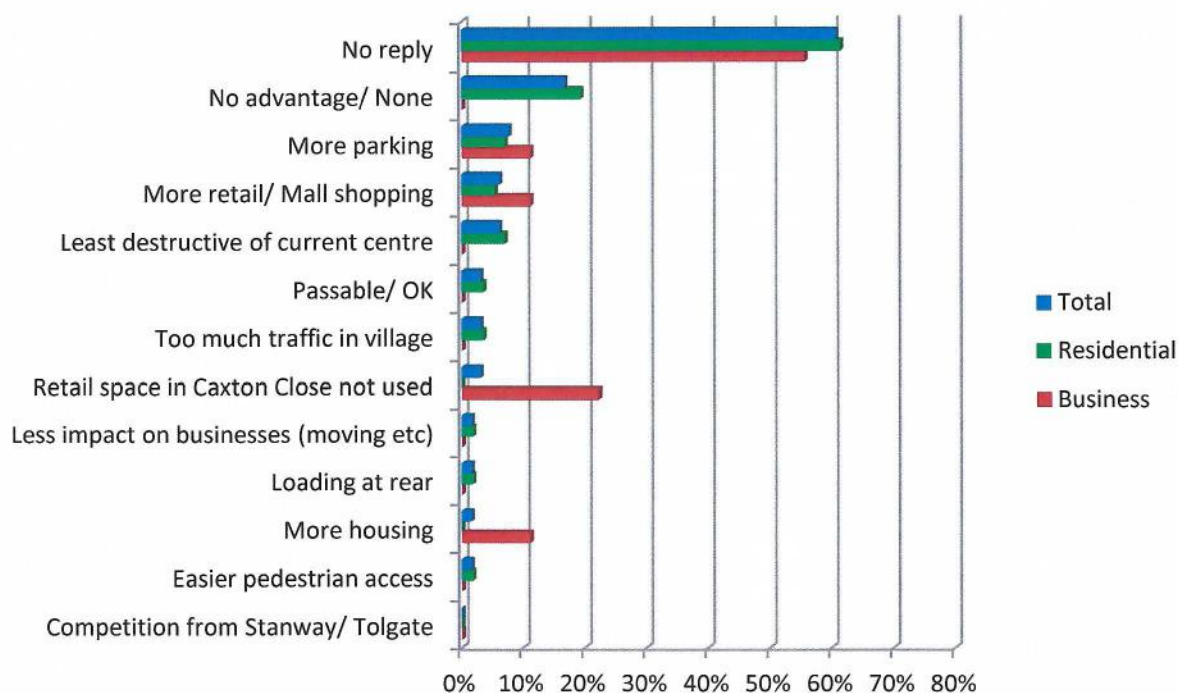
There were some suggestions made about issues that should be considered such as keeping HGVs out of the centre and the need for road and pavement repairs.

Most of the comments were negative reactions to the Option, including highlighting again the retail competition at Tolgate and the plight of the shops in Caxton Close.

Participants were asked:

What do you think are the advantages of Option 2?

This was an open ended question with participants able to make any relevant comment. Using standard market research practice the responses to this question have been grouped together into similar broad categories and the results are shown in the chart below.



The majority of participants did not answer this question. Of the 40% who did many stated that they could not see any advantages.

Those who did make positive comments liked the idea of more parking, more retail space and, especially the business respondents, more housing.

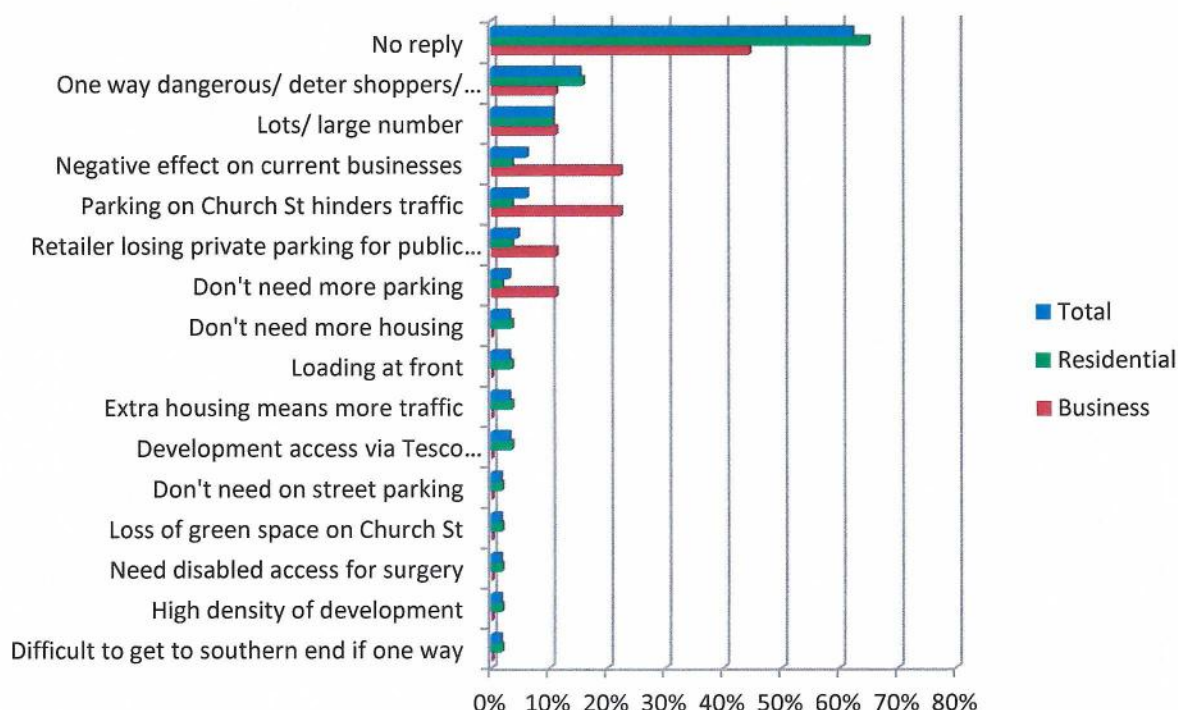
The plight of the retail space in Caxton Close was again highlighted.

The lack of any significant positive response is an indication of the opposition to the Option.

Participants were asked:

What do you think are the disadvantages of Option 2?

This was an open ended question with participants able to make any relevant comment. Using standard market research practice the responses to this question have been grouped together into similar broad categories and the results are shown in the chart below.



Whilst there were again a majority of participants who did not answer this question, those who did made some strong negative comments about the one-way system, the impact on existing retail businesses and likely traffic congestion on Church Road.

A number merely made generic negative comments about the whole of Option 2.

Participants were asked:

Tell us how much you agree or disagree with the following statements using a 1 to 5 scale rating where 1=strongly disagree and 5= strongly agree

Enlarged retail space allowing former access roads to be used for retail will be good for the village.

Car parking areas being linked and more parking spaces will be good for the village.

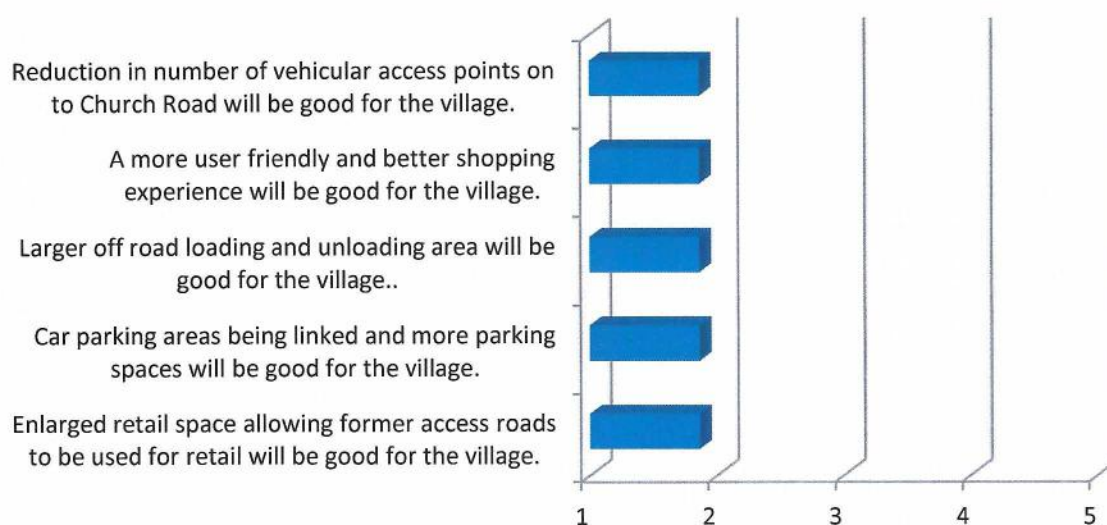
Larger off road loading and unloading area will be good for the village.

A more user friendly and better shopping experience will be good for the village.

Reduction in number of vehicular access points on to Church Road will be good for the village.

Using standard market research analysis methods a score has been given to each response(1 for strongly disagree to 5 for strongly agree). These individual scores have then been added together and a mean or average score for each statement has been calculated.

The overall mean scores are shown in the chart below.



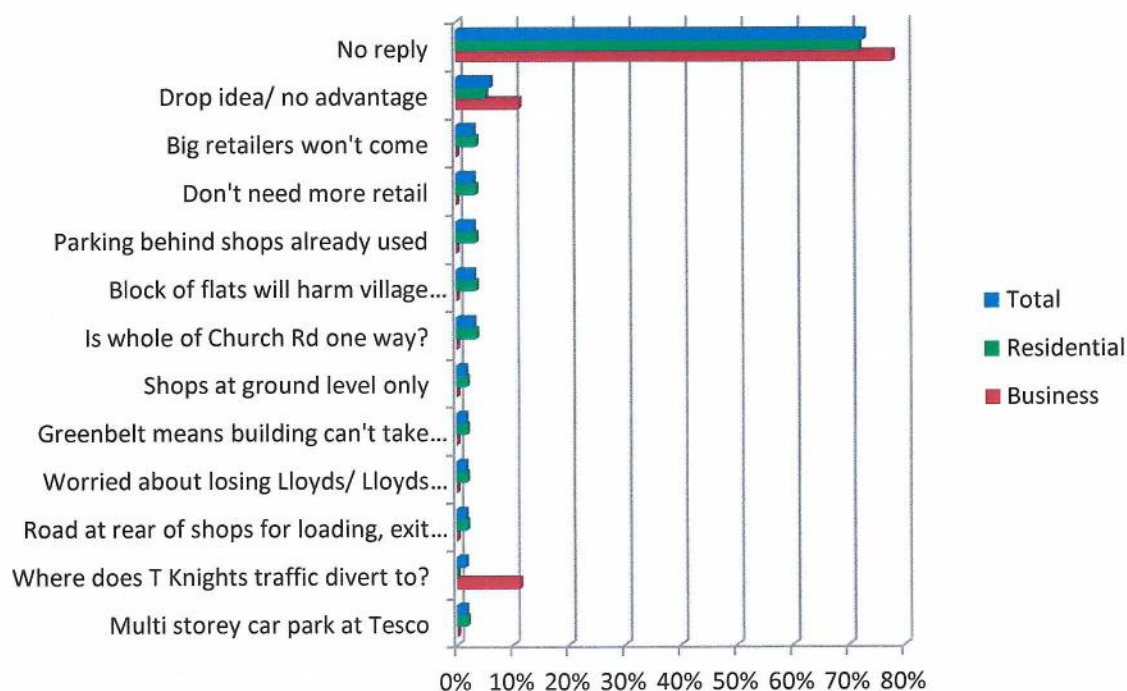
This question was only answered by about one third of participants and care must therefore be taken in interpreting this data.

Overall there is no support for any of the statements presented. The mid or neutral point on a five point scale is 3.0. All of the statements received a mean score of less than 3.0 out of 5.0.

Participants were asked:

Are there any other comments you would like to make about Option 2?

This was an open ended question with participants able to make any relevant comment. Using standard market research practice the responses to this question have been grouped together into similar broad categories and the results are shown in the chart below.



Hardly any participants responded to this question.

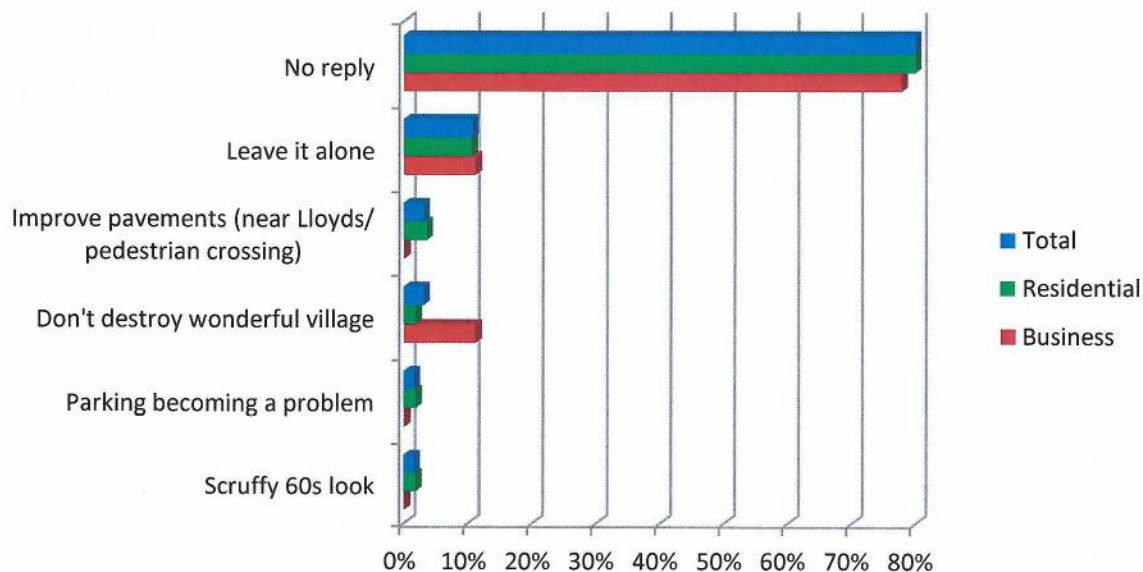
Those who did were overwhelmingly negative about the ideas presented in Option 2.

Many of the comments duplicate points made in responses to previous questions.

Participants were asked:

Are there any general comments about the village centre?

This was an open ended question with participants able to make any relevant comment. Using standard market research practice the responses to this question have been grouped together into similar broad categories and the results are shown in the chart below.



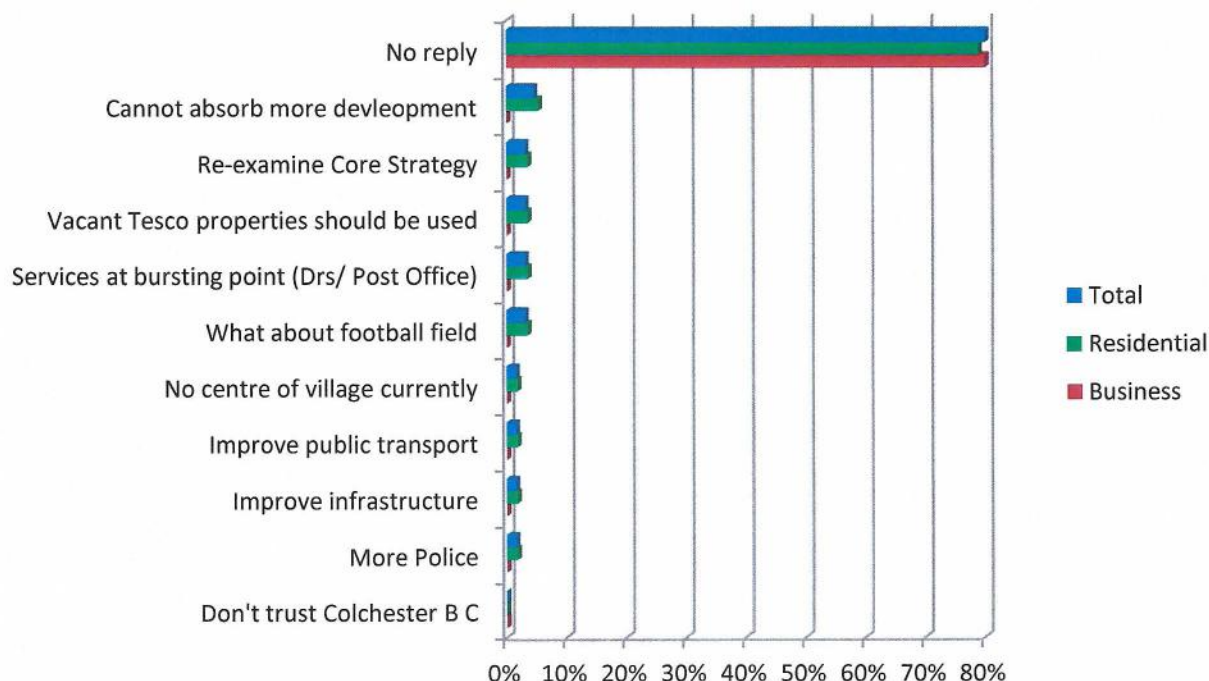
There were very few responses to this question.

The few who did respond were clearly opposed to any major changes - or changes of any description – to the village centre.

Participants were asked:

Are there other planning issues that the neighbourhood plan should address?

This was an open ended question with participants able to make any relevant comment. Using standard market research practice the responses to this question have been grouped together into similar broad categories and the results are shown in the chart below.



There were very few responses to this question.

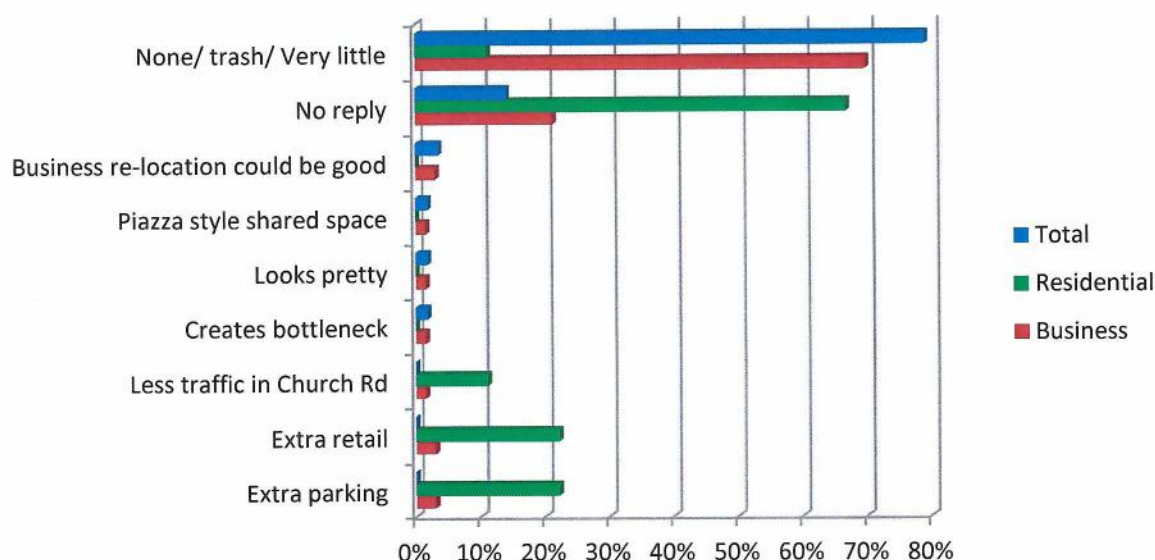
However, some new points were raised by those who did respond, specifically the current strain on the local infrastructure (Doctors, Dentists etc.) and questions about the future of the old Tiptree Utd football field.

There was also some criticism of Colchester Borough Council's Core Strategy.

Participants were asked:

What do you think are the advantages of Option 3?

This was an open ended question with participants able to make any relevant comment. Using standard market research practice the responses to this question have been grouped together into similar broad categories and the results are shown in the chart below.



This question was notable for the number of responses compared to previous questions. Option 3 clearly struck some raw nerves amongst participants, especially with residents in Morley Road.

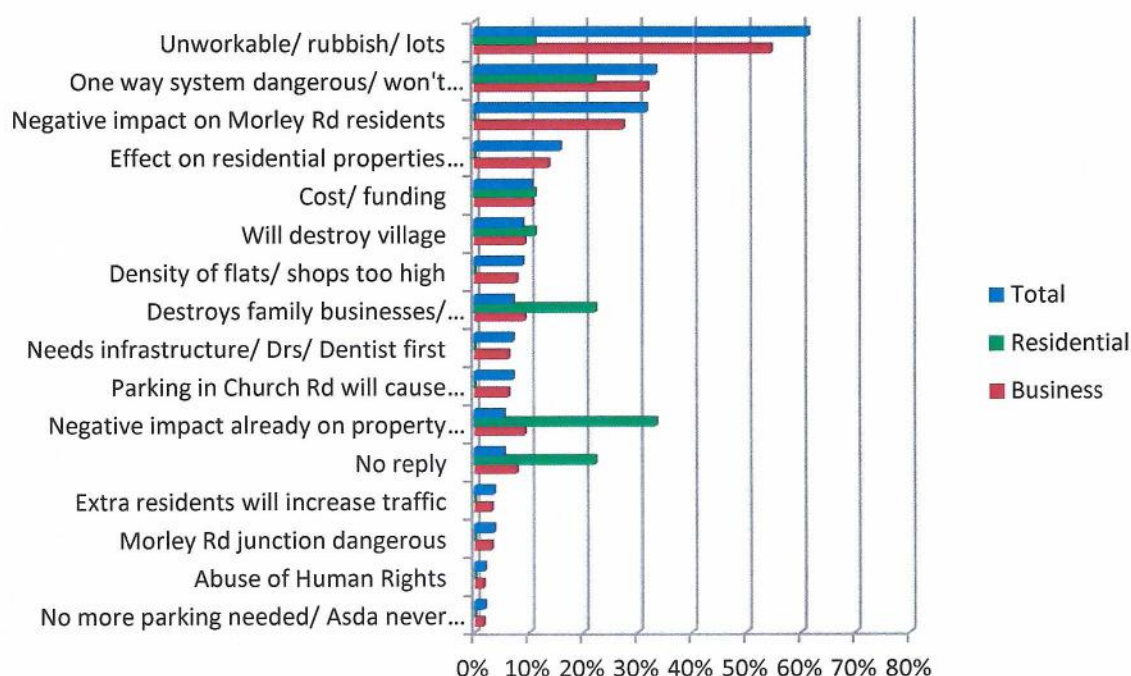
The overwhelming majority of participants could see no advantages to Option 3 and were highly critical of the concepts presented.

However, residents did like the idea of more parking and more retail space.

Participants were asked:

What do you think are the disadvantages of Option 3?

This was an open ended question with participants able to make any relevant comment. Using standard market research practice the responses to this question have been grouped together into similar broad categories and the results are shown in the chart below.



This question elicited a wide range of critical responses.

There was strongly negative reaction to the Option.

The strongest reaction came from residents in Morley Road, who organised a petition against this Option and several also wrote to the local Member of Parliament.

Great concern was expressed about the unsuitability of Morley Road for HGV traffic and the need to acquire some residential properties in order to achieve the objective.

One key point made by a number of Morley Road residents was that the publication of this Option has already had a negative impact on the value of their properties and will continue to do so in future as owners will be obliged to disclose to potential buyers the existence of the plans.

This question is notable for the low number of 'no replies' when compared with other questions.

Participants were asked:

Tell us how much you agree or disagree with the following statements using a 1 to 5 scale rating where 1=strongly disagree and 5= strongly agree.

A one-way traffic system

"Shared Space". between vehicles, pedestrians and cyclists, with no one group having priority giving the village a real centre will be good for the village.

Property owners giving up some of their land for a road but gaining a double frontage retail area and improved parking will be good for the village.

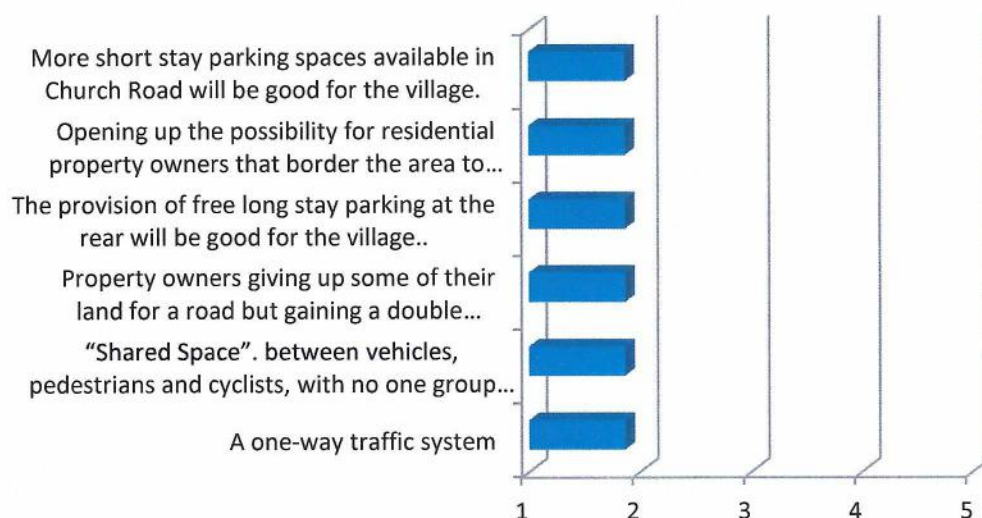
The provision of free long stay parking at the rear will be good for the village..

Opening up the possibility for residential property owners that border the area to use part of their land for additional building plots will be good for the village.

More short stay parking spaces available in Church Road will be good for the village.

Using standard market research analysis methods a score has been given to each response(1 for strongly disagree to 5 for strongly agree). These individual scores have then been added together and a mean or average score for each statement has been calculated.

The overall mean scores are shown in the chart below.



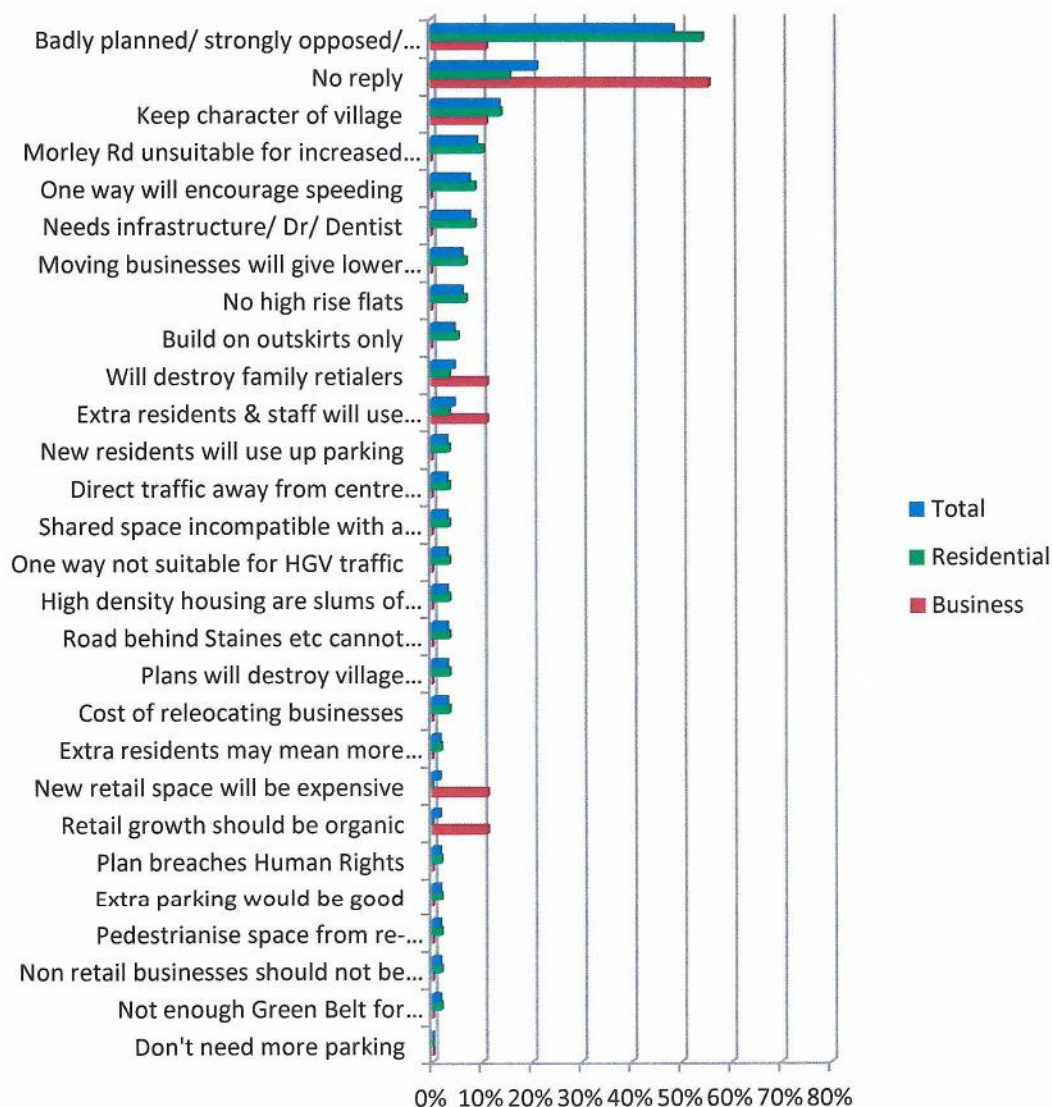
This question was only answered by about one third of participants and care must therefore be taken in interpreting this data.

Overall there is no support for any of the statements presented. The mid or neutral point on a five point scale is 3.0. All of the statements received a mean score of less than 3.0 out of 5.0.

Participants were asked:

Are there any other comments you would like to make about Option 3?

This was an open ended question with participants able to make any relevant comment. Using standard market research practice the responses to this question have been grouped together into similar broad categories and the results are shown in the chart below.



This question elicited the most responses in the survey.

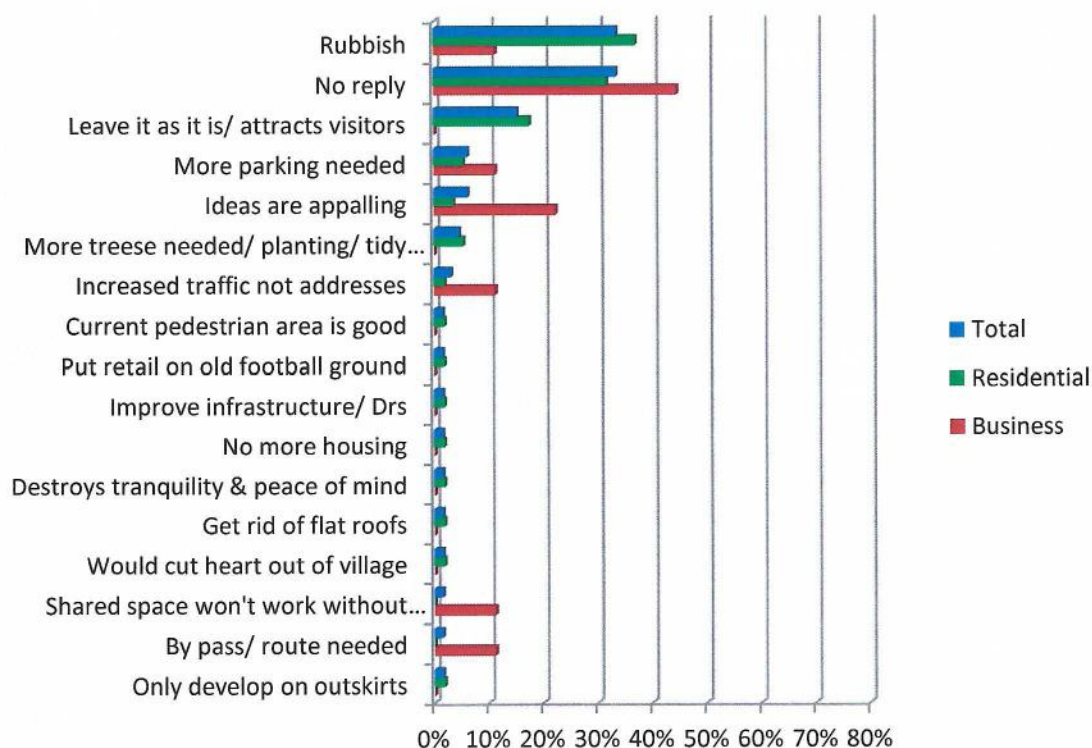
Participants took this opportunity to raise an extremely wide range of issues highlighting their negative perceptions and reactions to this Option. Key points made related to the unsuitability of Morley Road for extra traffic, concern about speeding on the one-way system and the need for improved infrastructure before more housing is built.

Concern about preserving the current nature of the village was also strongly made and some gave their opinion that this Option was a breach of their Human Rights.

Participants were asked:

Are there any general comments about the village centre?

This was an open ended question with participants able to make any relevant comment. Using standard market research practice the responses to this question have been grouped together into similar broad categories and the results are shown in the chart below.



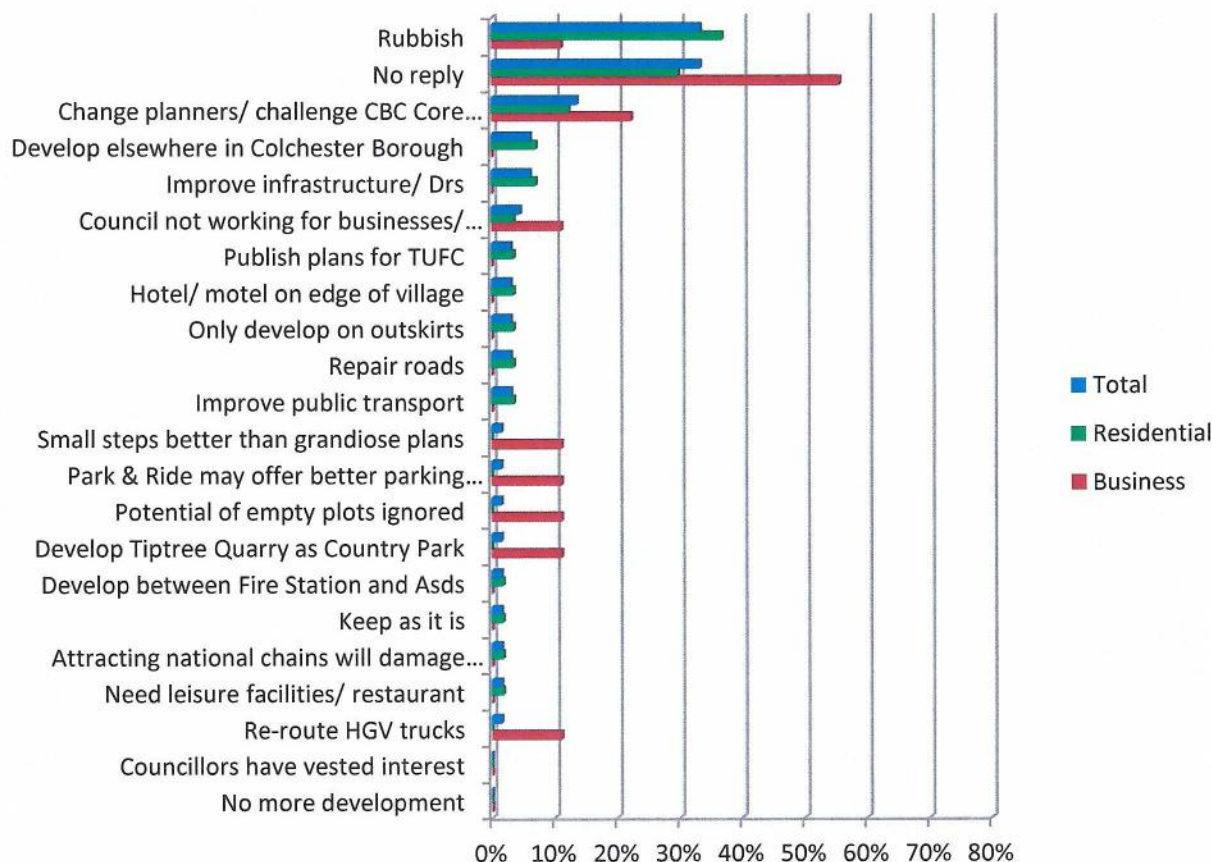
This question was used to make further general negative comments about the Options presented, with many making points that others had made in the previous question.

The overwhelmingly negative reaction was again very evident.

Participants were asked:

Are there other planning issues that the neighbourhood plan should address?

This was an open ended question with participants able to make any relevant comment. Using standard market research practice the responses to this question have been grouped together into similar broad categories and the results are shown in the chart below.



Participants used this question to make suggestions about what they think could be done to improve the village. Restricting development to the outskirts, improving public transport, using empty plots and other 'Brownfield' sites in the centre and improving infrastructure and leisure facilities were all examples of these comments.

They do illustrate that when consulted residents will have some ideas for the future of their village.

A significant comment made by one participant was that the (Parish) Councillors have some sort of vested interest in the plans being put in place.

Participants were asked:

Tell us how much you agree or disagree with the following statements using a 1 to 5 scale rating where 1=strongly disagree and 5= strongly agree

- We need a plan to control development in our village
- Making the centre of the village a real focal point will help businesses
- Making the centre of the village a real focal point will help residents
- The ideas shown in Plan 1 are good
- The ideas shown in Plan 2 are good
- The ideas shown in Plan 3 are good

Using standard market research analysis methods a score has been given to each response(1 for strongly disagree to 5 for strongly agree). These individual scores have then been added together and a mean or average score for each statement has been calculated.

The overall mean scores are shown in the chart below.



This question was only answered by about one third of participants and care must therefore be taken in interpreting this data.

Overall there is no support for any of the statements presented. The mid or neutral point on a five point scale is 3.0. All of the statements received a mean score of less than 3.0 out of 5.0.

Tiptree Parish Council

N H P Survey

Q1 What do you think are the advantages of Plan 1

No reply	37 (56.1%)
No advantage/ none	13 (19.7%)
Perfect/ very good.....	3 (4.5%)
Rubbish/ strongly object	5 (7.6%)
Best of three	1 (1.5%)
More retail	3 (4.5%)
More parking.....	5 (7.6%)
Loading at rear	1 (1.5%)
Costly.....	1 (1.5%)
Better access points	1 (1.5%)

Q3 Tell us how much you agree or disagree with the following statements:

	Strongly disagree	Disagree	Not sure	Agree	Strongly agree	NR
New shops and more retail space will be good for the village	12 (18.2%)	1 (1.5%)	1 (1.5%)	2 (3.0%)	4 (6.1%)	46 (69.7%)
New flats will be good for the village	13 (19.7%)	1 (1.5%)	2 (3.0%)	0 (0.0%)	2 (3.0%)	48 (72.7%)
Increased parking for an additional 64 cars will be good for the village.	10 (15.2%)	1 (1.5%)	3 (4.5%)	0 (0.0%)	6 (9.1%)	46 (69.7%)
Loading/unloading would be done from the rear, not on Church Road will be good for the village.	7 (10.6%)	1 (1.5%)	2 (3.0%)	3 (4.5%)	6 (9.1%)	47 (71.2%)
Reduction in number of vehicular access points on to Church Road will be good for the village.	9 (13.6%)	2 (3.0%)	2 (3.0%)	1 (1.5%)	6 (9.1%)	46 (69.7%)

Q6 Are there other planning issues that the neighbourhood plan should seek to address?

No reply	50 (75.8%)
Need bus/ better links to Kelvedon Station.....	0 (0.0%)
Developers will control what shops/ houses are built	1 (1.5%)
Look what happened to Caxton Close shops	3 (4.5%)
Competition from Stanway/ Tolgate.....	3 (4.5%)
Who did the visibility (viability?) study.....	1 (1.5%)
Keep open spaces in centre	1 (1.5%)
Only develop on outskirts/ New Bridge Rd	2 (3.0%)
Challenge CBC core strategy	1 (1.5%)
Object to more development	1 (1.5%)
Create Fire/ Police/ Ambulance centre at Wilkins Hall.....	1 (1.5%)
Use Fire Station for parking.....	2 (3.0%)
Tesco to repair fencing	2 (3.0%)
CBC should address toilets/ road/ crossings/ pavements	3 (4.5%)
One way system for HGV Feering-Tiptree-Braxted Wall.....	1 (1.5%)

Q7 What do you think are the advantages of Plan 2

No reply	40 (60.6%)
Retail space in Caxton Close not used.....	2 (3.0%)
Competition from Stanway/ Tolgate.....	0 (0.0%)
No advantage/ None.....	11 (16.7%)
Too much traffic in village	2 (3.0%)
Least destructive of current centre	4 (6.1%)
Passable/ OK.....	2 (3.0%)
More parking.....	5 (7.6%)
Easier pedestrian access	1 (1.5%)
More retail/ Mall shopping.....	4 (6.1%)
More housing	1 (1.5%)
Loading at rear	1 (1.5%)
Less impact on businesses (moving etc)	1 (1.5%)

Q10 Are there any other comments you would like to make about Plan 2

No reply	48 (72.7%)
Multi storey car park at Tesco	1 (1.5%)
Where does T Knights traffic divert to?	1 (1.5%)
Is whole of Church Rd one way?	2 (3.0%)
Block of flats will harm village atmosphere.....	2 (3.0%)
Drop idea/ no advantage	4 (6.1%)
Road at rear of shops for loading, exit by Lloyds.....	1 (1.5%)
Parking behind shops already used	2 (3.0%)
Don't need more retail	2 (3.0%)
Big retailers won't come.....	2 (3.0%)
Worried about losing Lloyds/ Lloyds selling to developer	1 (1.5%)
Greenbelt means building can't take place.....	1 (1.5%)
Shops at ground level only	1 (1.5%)

Q11 Have you any general comments about the village centre?

No reply	53 (80.3%)
Don't destroy wonderful village	2 (3.0%)
Scruffy 60s look	1 (1.5%)
Leave it alone	7 (10.6%)
Improve pavements (near Lloyds/ pedestrian crossing).....	2 (3.0%)
Parking becoming a problem.....	1 (1.5%)

Q12 Are there other planning issues that the neighbourhood plan should seek to address?

No reply	54 (81.8%)
What about football field	2 (3.0%)
Services at bursting point (Drs/ Post Office)	2 (3.0%)
Cannot absorb more devleopment.....	3 (4.5%)
Vacant Tesco properties should be used.....	2 (3.0%)
More Police.....	1 (1.5%)
Re-examine Core Strategy	2 (3.0%)
Don't trust Colchester B C	0 (0.0%)
Improve infrastructure	1 (1.5%)
Improve public transport.....	1 (1.5%)
No centre of village currently	1 (1.5%)

Q15 Tell us how much you agree or disagree with the following statements:

	Strongly disagree	Disagree	Not sure	Agree	Strongly agree	NR
A one-way traffic system	37 (56.1%)	2 (3.0%)	0 (0.0%)	2 (3.0%)	0 (0.0%)	25 (37.9%)
"Shared Space". between vehicles, pedestrians and cyclists, with no one group having priority giving the village a real centre will be good for the village.	37 (56.1%)	2 (3.0%)	1 (1.5%)	0 (0.0%)	1 (1.5%)	25 (37.9%)
Property owners giving up some of their land for a road but gaining a double frontage retail area and improved parking will be good for the village.	38 (57.6%)	0 (0.0%)	1 (1.5%)	2 (3.0%)	0 (0.0%)	25 (37.9%)
The provision of free long stay parking at the rear will be good for the village..	34 (51.5%)	2 (3.0%)	1 (1.5%)	1 (1.5%)	2 (3.0%)	26 (39.4%)
Opening up the possibility for residential property owners that border the area to use part of their land for additional building plots will be good for the village.	38 (57.6%)	2 (3.0%)	1 (1.5%)	0 (0.0%)	0 (0.0%)	25 (37.9%)
More short stay parking spaces available in Church Road will be good for the village.	36 (54.5%)	2 (3.0%)	1 (1.5%)	0 (0.0%)	2 (3.0%)	25 (37.9%)

Q17 Have you any general comments about the village centre?

No reply	22 (33.3%)
Leave it as it is/ attracts visitors	10 (15.2%)
Only develop on outskirts	1 (1.5%)
Rubbish	22 (33.3%)
Increased traffic not addresses	2 (3.0%)
By pass/ route needed	1 (1.5%)
Shared space won't work without traffic reduction	1 (1.5%)
Ideas are appalling	4 (6.1%)
Would cut heart out of village	1 (1.5%)
More treee needed/ planting/ tidy village	3 (4.5%)
Get rid of flat roofs	1 (1.5%)
Destroys tranquility & peace of mind	1 (1.5%)
No more housing	1 (1.5%)
Improve infrastructure/ Drs	1 (1.5%)
More parking needed	4 (6.1%)
Put retail on old football ground	1 (1.5%)
Current pedestrian area is good	1 (1.5%)

Q19 Tell us how much you agree or disagree with the following statements:

	Strongly disagree	Disagree	Not sure	Agree	Strongly agree	NR
We need a plan to control development in our village	4 (6.1%)	0 (0.0%)	1 (1.5%)	3 (4.5%)	9 (13.6%)	49 (74.2%)
Making the centre of the village a real focal point will help businesses	7 (10.6%)	1 (1.5%)	2 (3.0%)	1 (1.5%)	5 (7.6%)	50 (75.8%)
Making the centre of the village a real focal point will help residents	8 (12.1%)	0 (0.0%)	4 (6.1%)	0 (0.0%)	3 (4.5%)	51 (77.3%)
The ideas shown in Plan 1 are good	9 (13.6%)	3 (4.5%)	2 (3.0%)	2 (3.0%)	3 (4.5%)	47 (71.2%)
The ideas shown in Plan 2 are good	11 (16.7%)	2 (3.0%)	2 (3.0%)	4 (6.1%)	0 (0.0%)	47 (71.2%)
The ideas shown in Plan 3 are good	17 (25.8%)	0 (0.0%)	1 (1.5%)	2 (3.0%)	0 (0.0%)	46 (69.7%)

Q20 Respondent

Retail	4 (6.1%)
Non-retail.....	1 (1.5%)
Commercial	4 (6.1%)
Residential/ domestic+	49 (74.2%)
No reply	8 (12.1%)

Q21 No of employees

1.....	1 (11.1%)
2-5	0 (0.0%)
6 - 10	1 (11.1%)
11 - 20.....	0 (0.0%)
20+.....	1 (11.1%)
No reply	6 (66.7%)

Q22 Name

66 (100.0%)

Q23 Email

66 (100.0%)

**Tiptree Parish Council
NHP Consultation
Exhibition Surveys**

Summary Report

Prepared for

Tiptree Parish Council

By:

Michael Mackman
Director

December 2015

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Marketing Assistance is a Division of Bowman Warder Ltd

Directors: M L Mackman, P E Ward. Registered office: Pinfold House, Pin Mill Road, Chelmondiston, Ipswich IP9 1JE
Vat Reg No. 947 0247 18 Registered in England No. 6833921

PROJECT BACKGROUND

This is a report on surveys carried out during a consultation exhibition organised by Tiptree Parish Council in November 2015 to identify the key issues which need to be considered in drawing up the Council's Neighbourhood Plan.

The exhibition consisted of a series of information boards covering the six key topics:

- Employment
- Environment
- Facilities
- Homes
- Identity
- Traffic

Those attending the exhibition were given index cards as they entered and asked to read the information boards and to write any comments they wanted to make on the index cards and then pin them to the boards. If they agreed with other comments they could tick that comment, if they disagreed with it they could put a cross on it.

Participants were also given five other survey forms which they were asked to completed. These were:

- Attendance form (demographic questions)
- Cycling and walking
- Visiting the centre
- Your work

And a final survey:

- And Finally

asking for views on Tiptree.

The cards which were completed and pinned to the displays, and all the separate survey forms have been analysed. Using standard market research practice the responses to questions have been grouped together into similar broad categories and the results are shown in the charts on the following pages.

SUMMARY

Introduction

This was a qualitative research programme designed to highlight the issues and concerns which need to be included in a village wide quantitative survey planned for early 2016.

The charts shown in this report should be treated with some caution as the analysis cannot be represented as the view of all residents. However, it is safe to use the analysis to inform the preparation of the village wide survey.

Key Findings

There is very strong support for remaining a village and the current community feel is strongly liked.

There appears to be an underlying acceptance of the need for more housing in the village.

However, there is major concern about the ability of the existing infrastructure to cope with any more housing.

Key infrastructure identified were more doctor and dentist services, adequate school places and leisure facilities.

Better public transport services and links were also highlighted.

The general condition and suitability of the road network is a major concern.

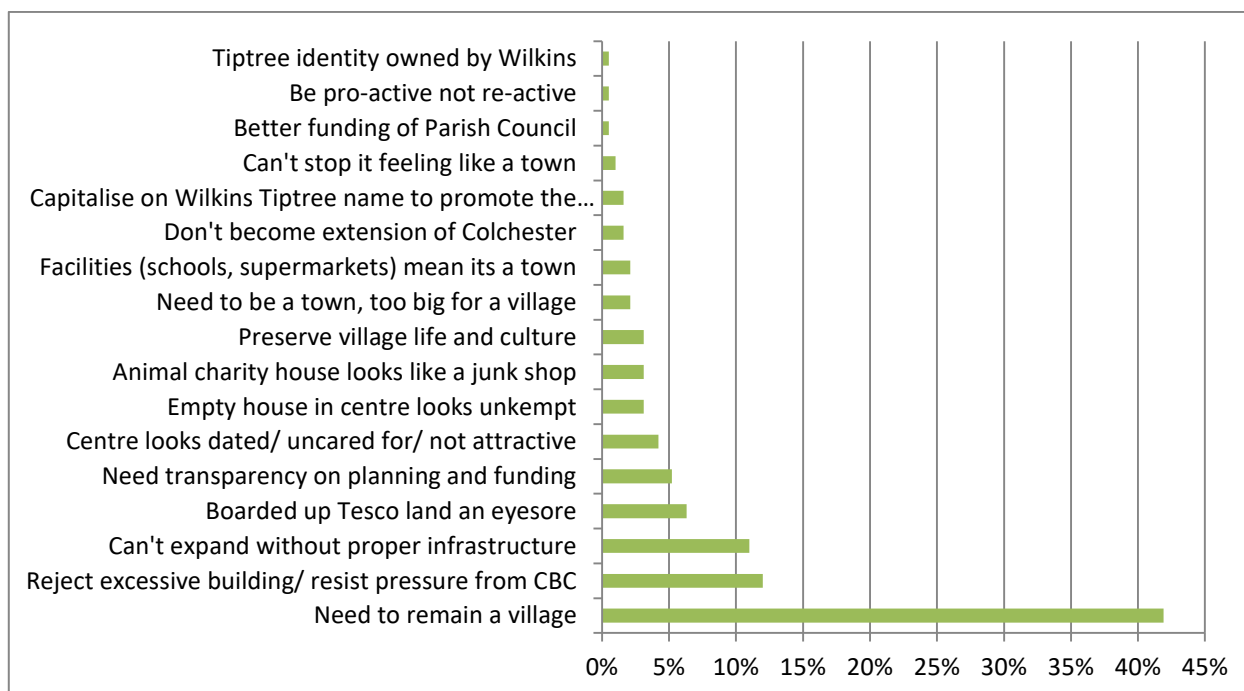
There is concern about the style and type of housing, with a desire for open spaces, appropriate style of housing and suitability for both younger and older buyers.

There is appreciation of the local countryside and open spaces and a desire to include more open spaces in any new developments.

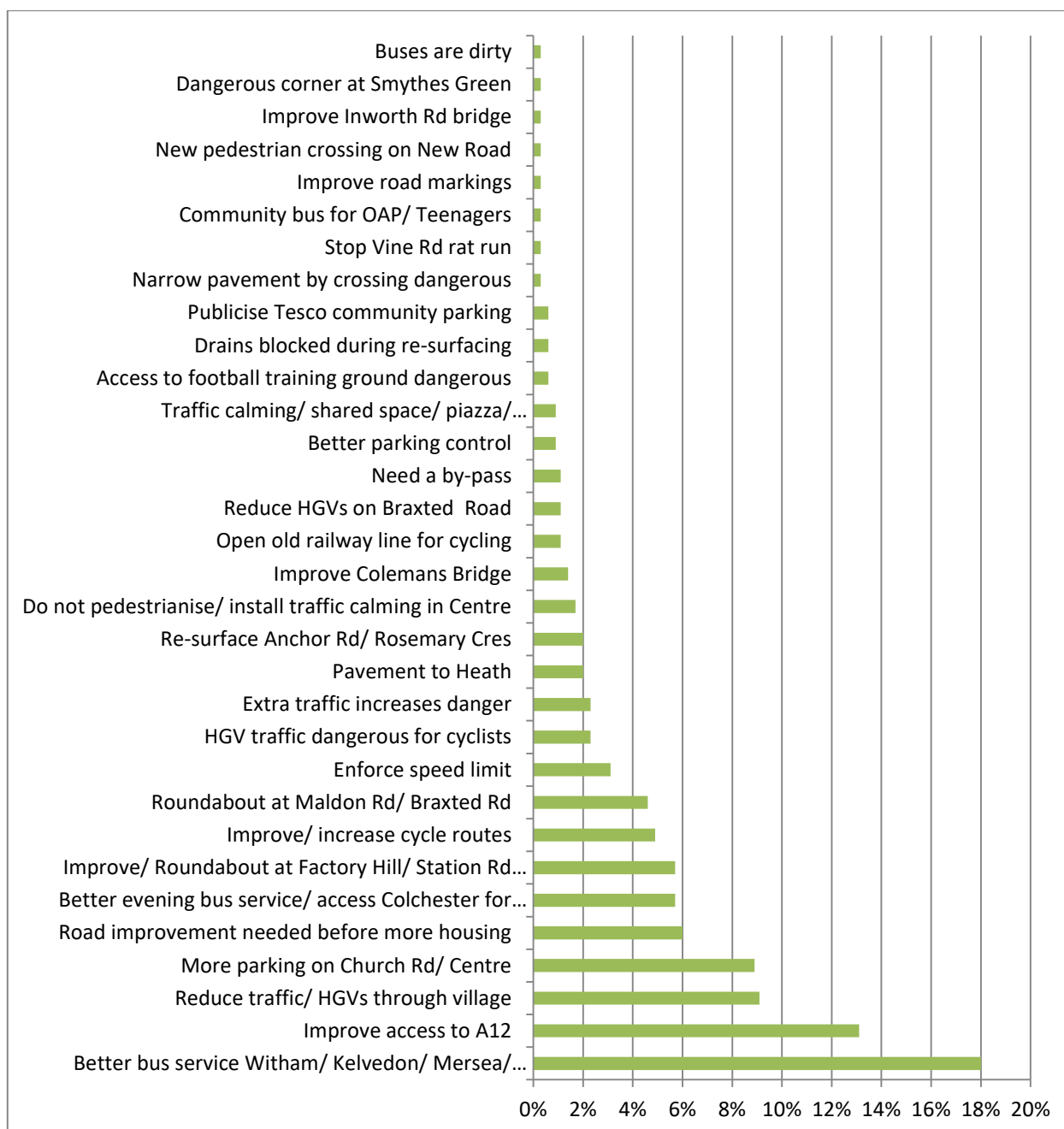
ILLUSTRATION OF FINDINGS

Exhibition Posters

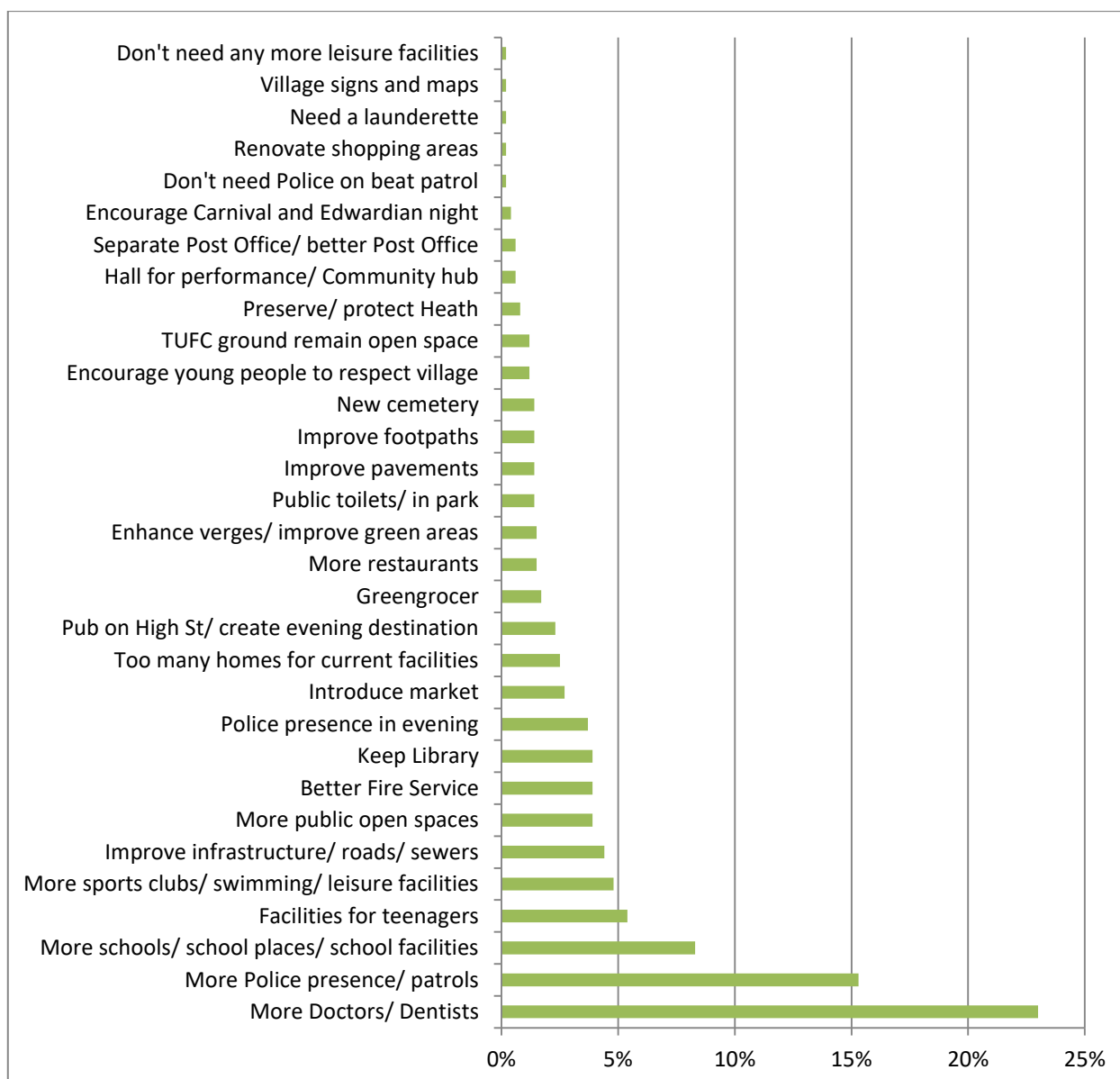
Village identity



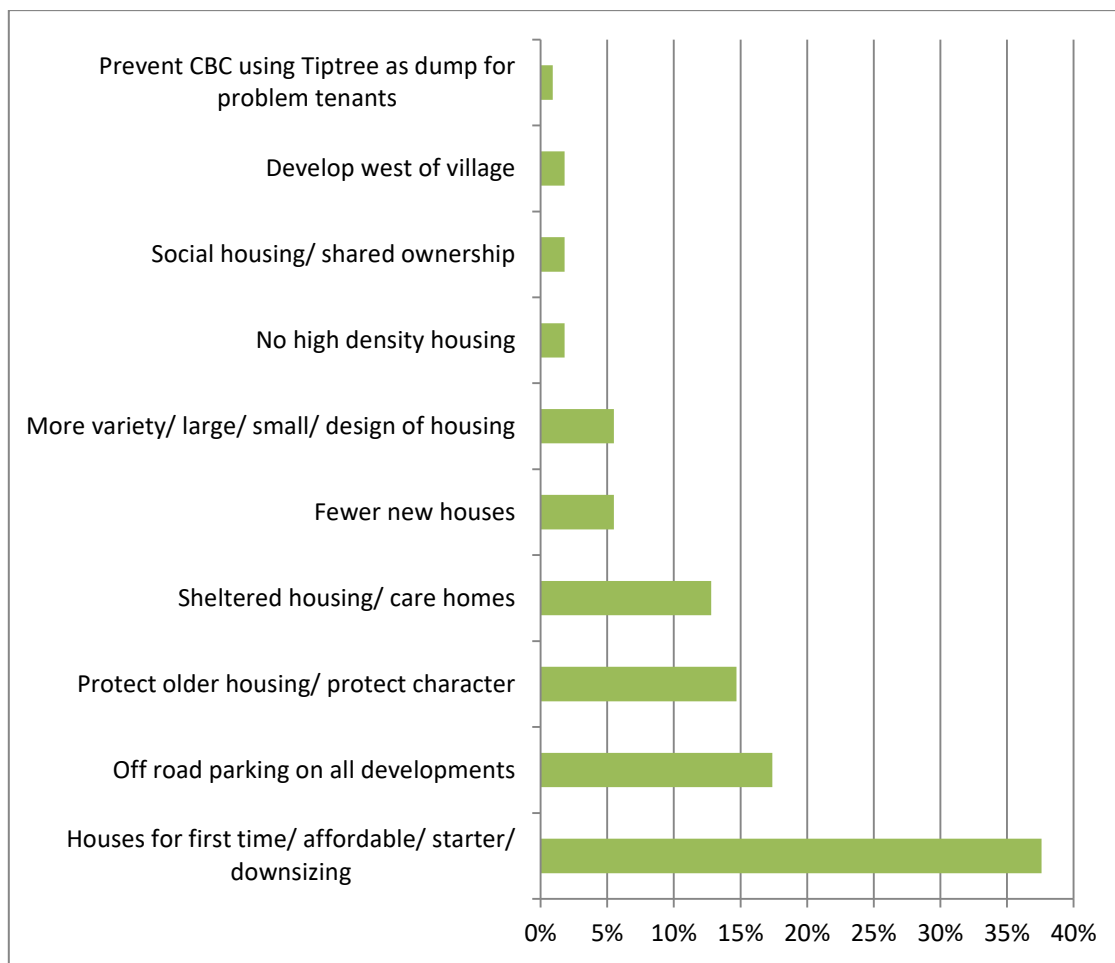
Traffic



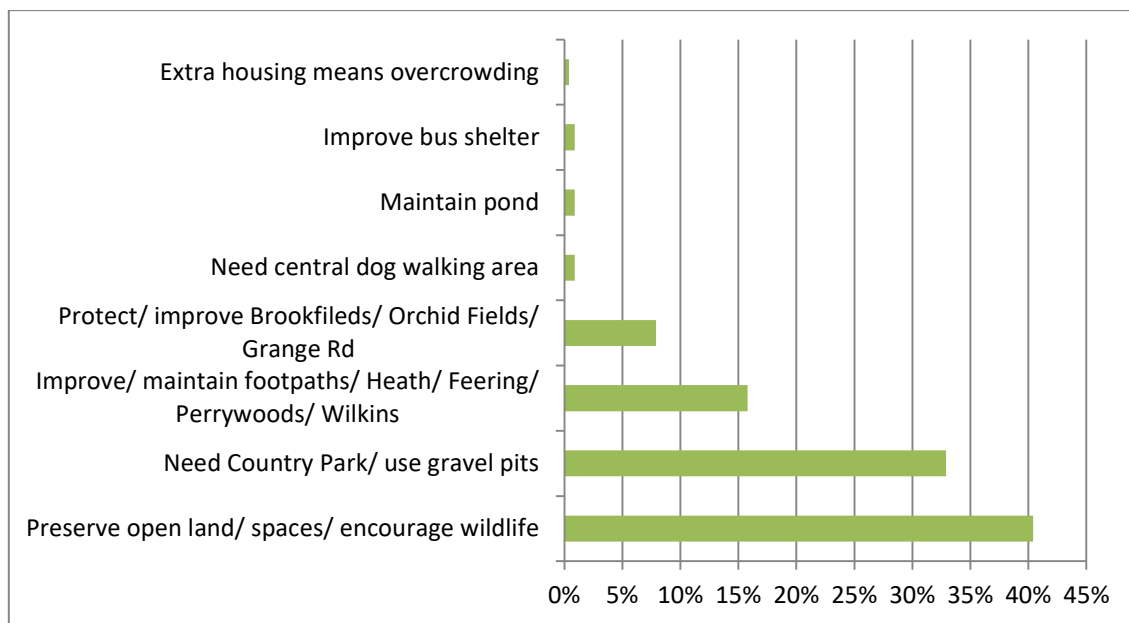
Facilities



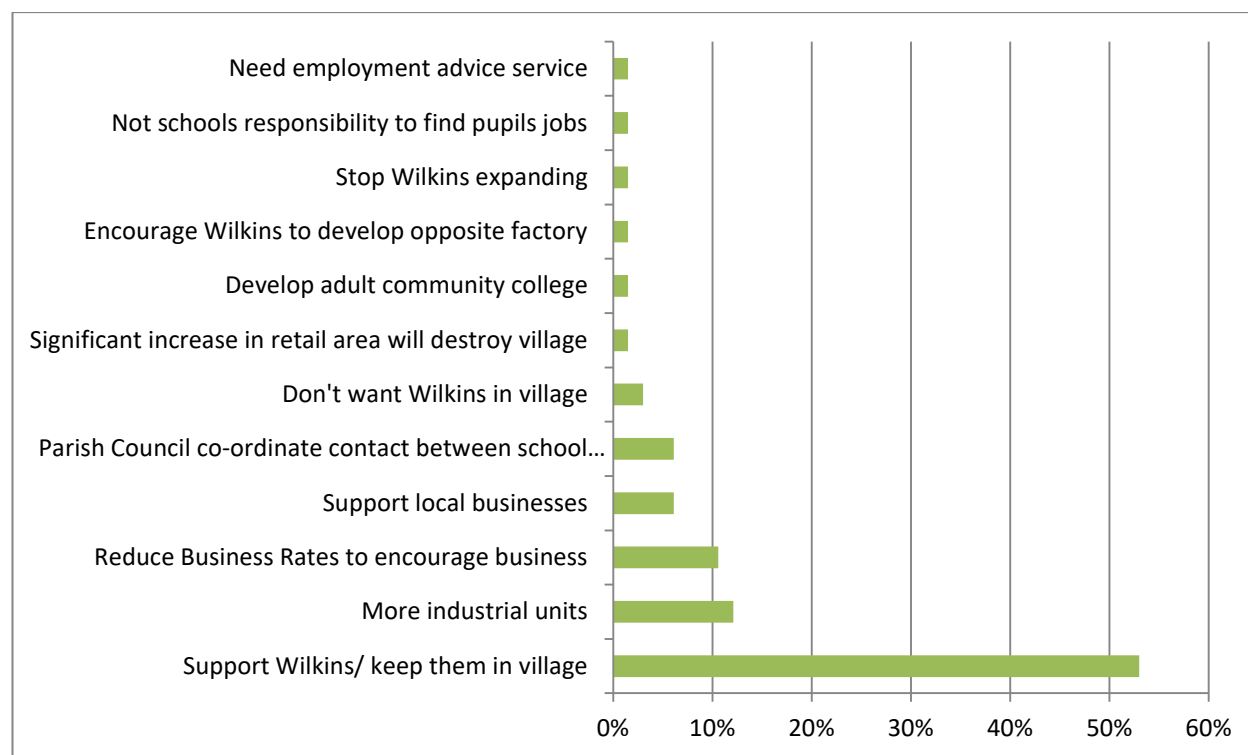
Homes



Environment

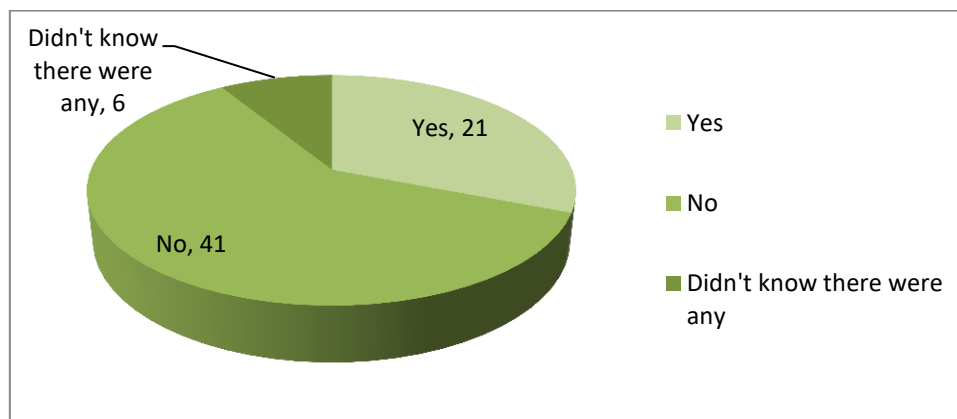


Employment

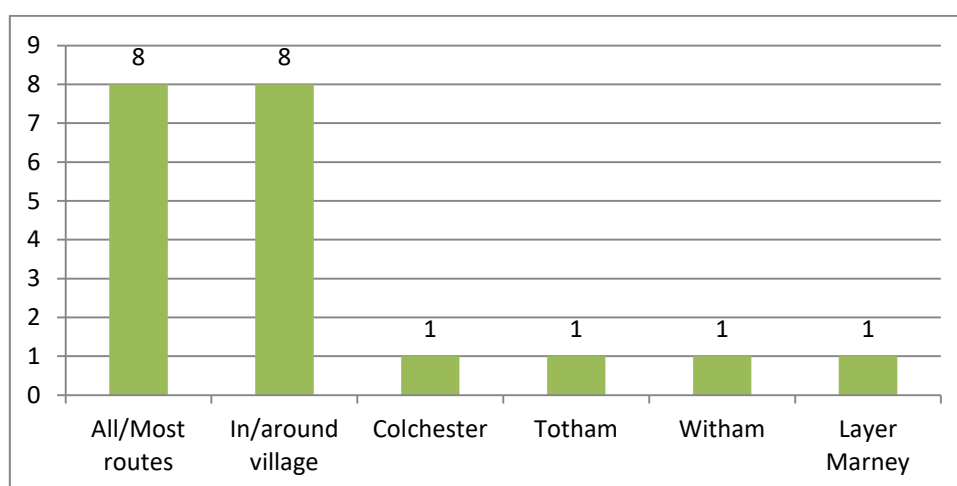


Cycling and Walking

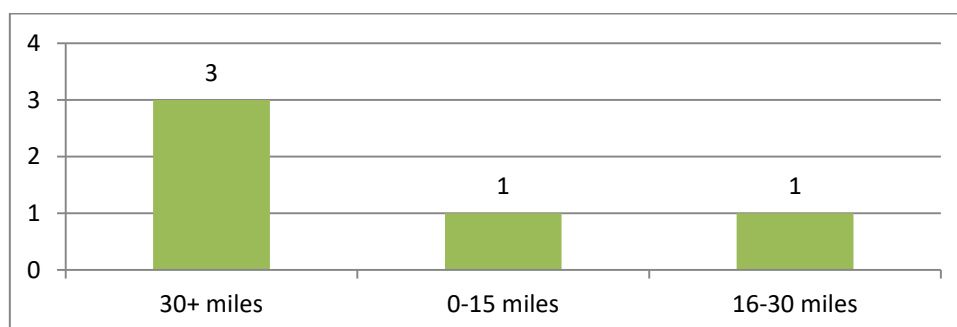
Do you use any of the cycle routes in and around Tiptree?



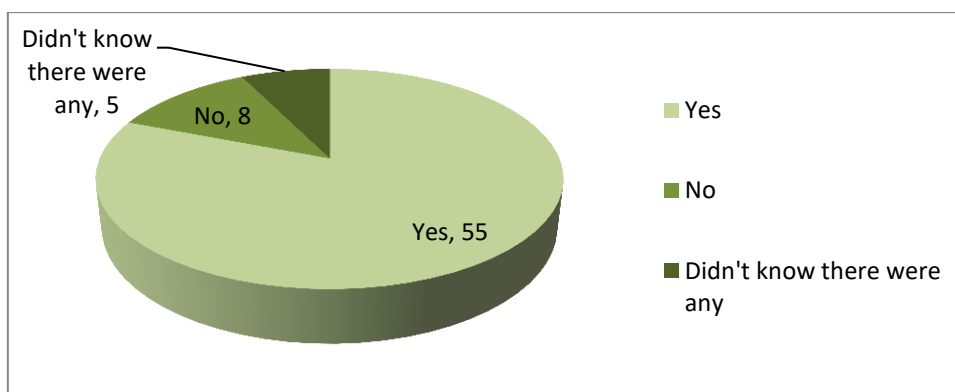
Which routes?



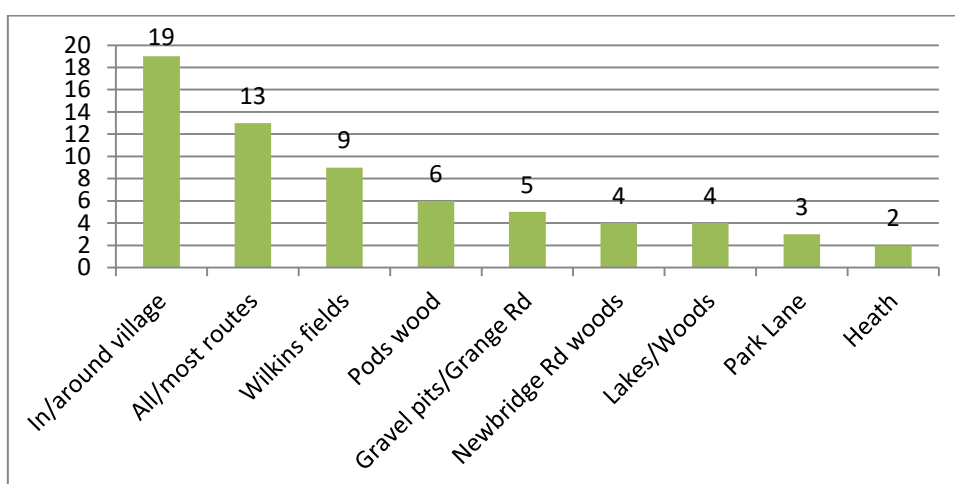
And how far do you cycle?



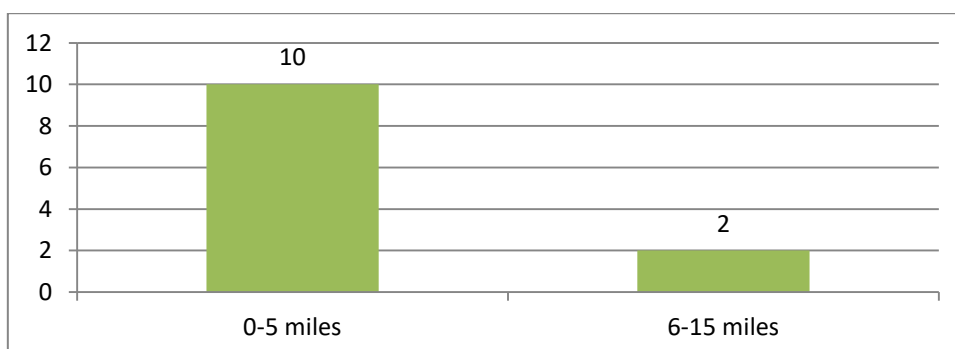
Do you use any of the footpaths and walks in and around Tiptree?



Which routes?

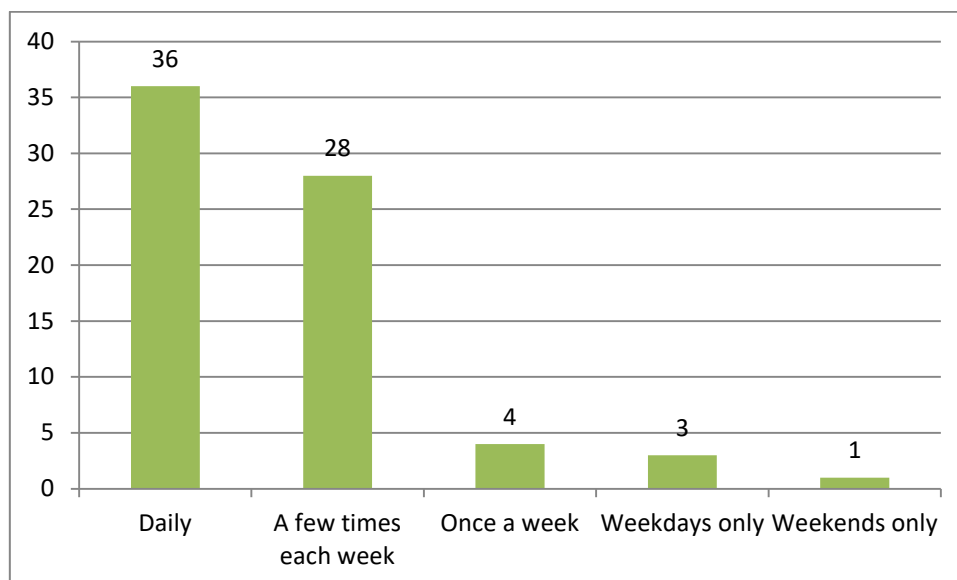


And how far do you walk?

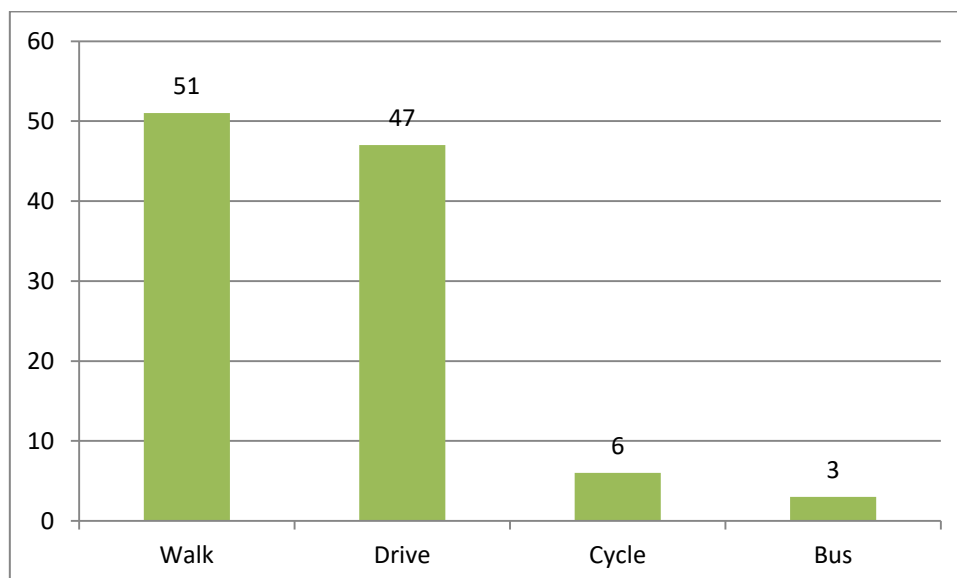


Visiting the Centre

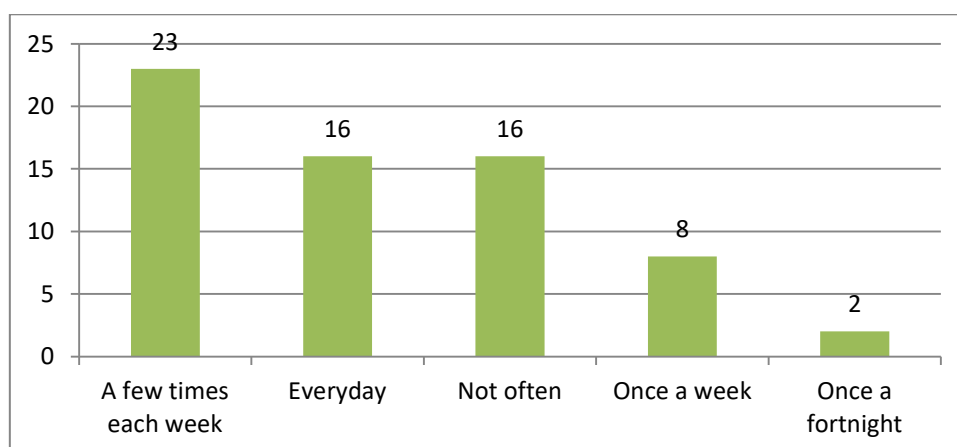
How often do you visit the village centre?



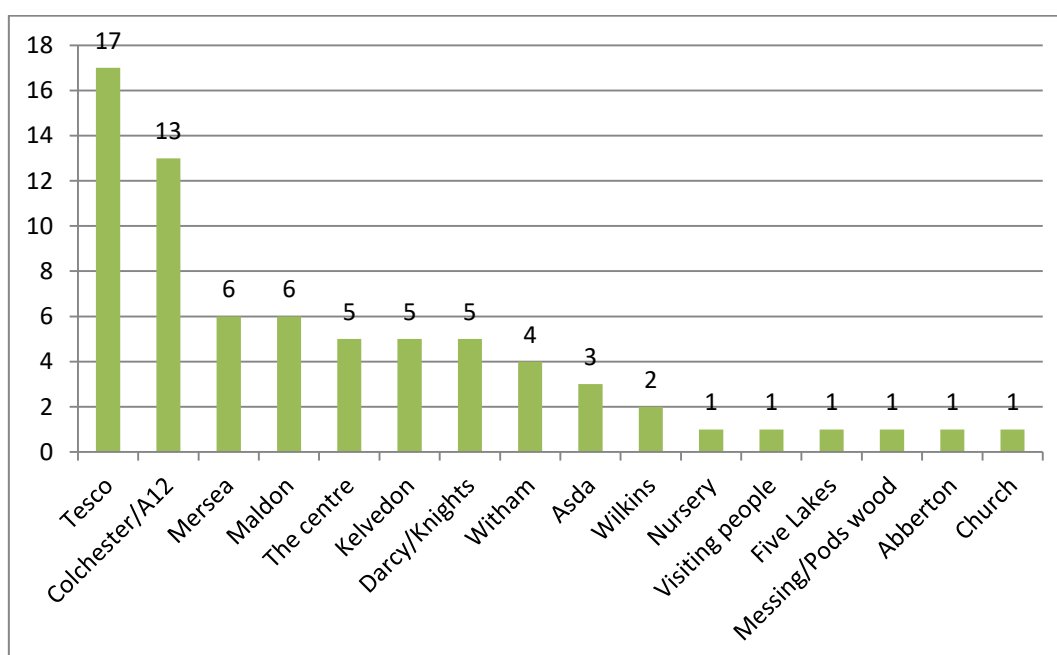
When visiting, what mode of transport do you use most?



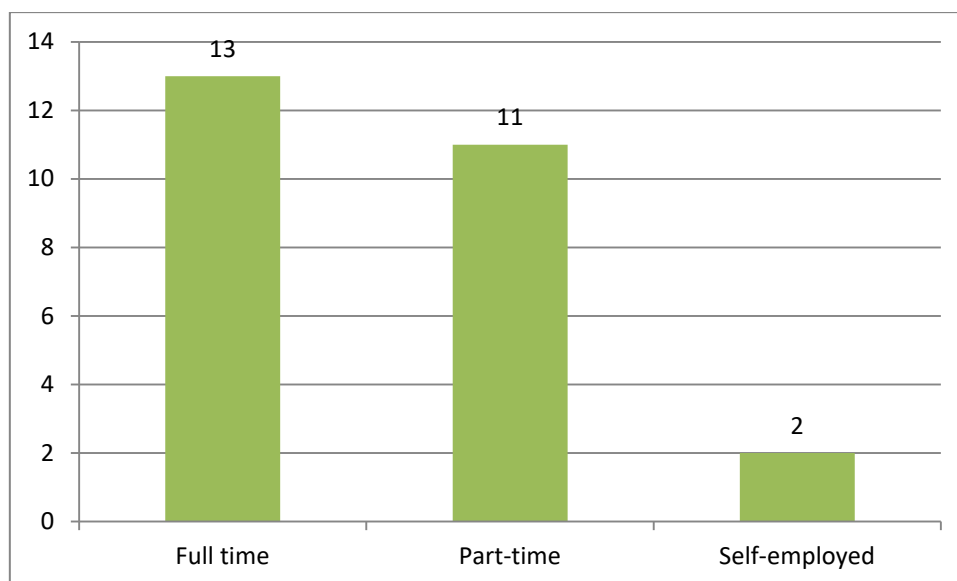
How often do you travel through the village centre to get somewhere else?



What is the most popular destination when travelling through the centre?

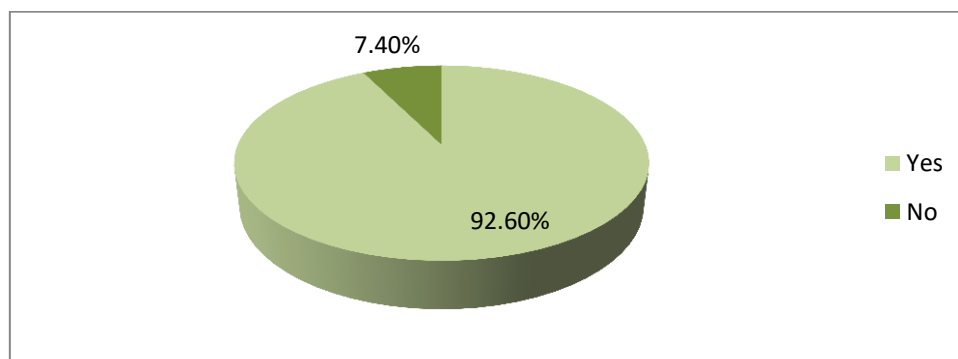


Your work

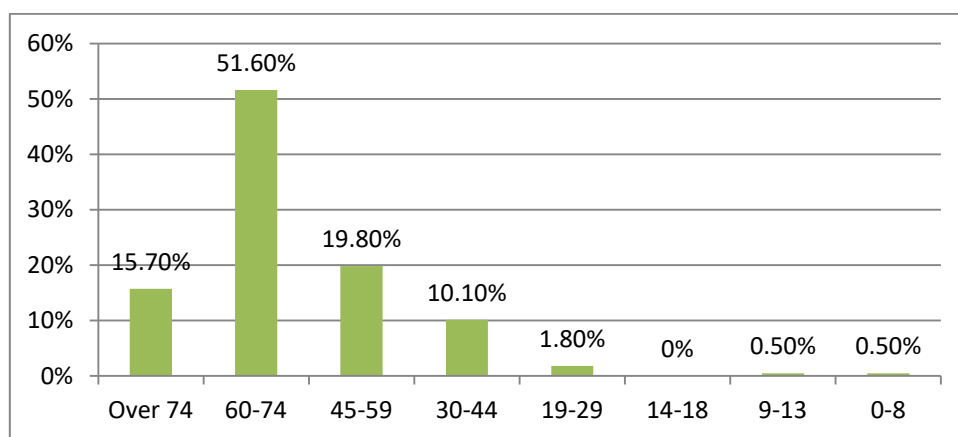


Attendance

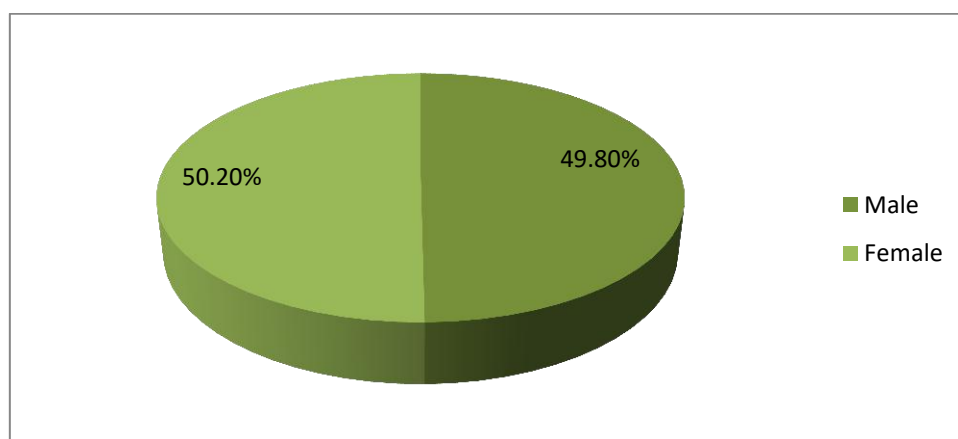
Do you live in Tiptree?



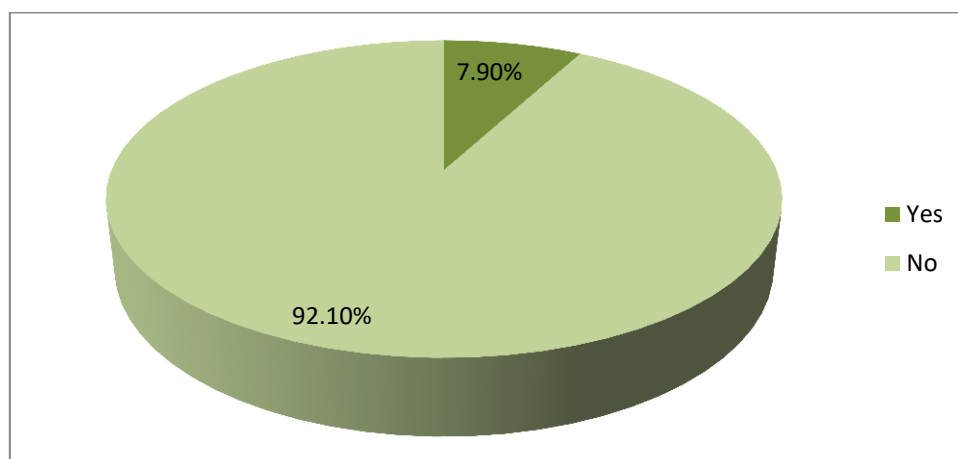
Your age



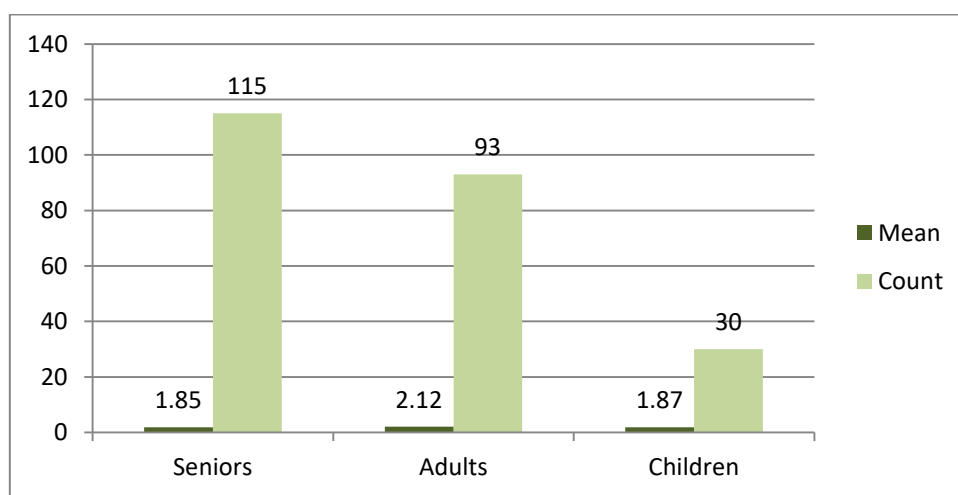
Your gender



Do you think you might need to move or make a change to your accommodation...?

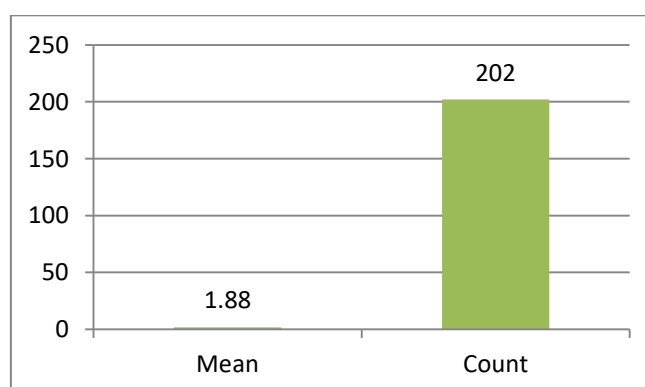


Household composition



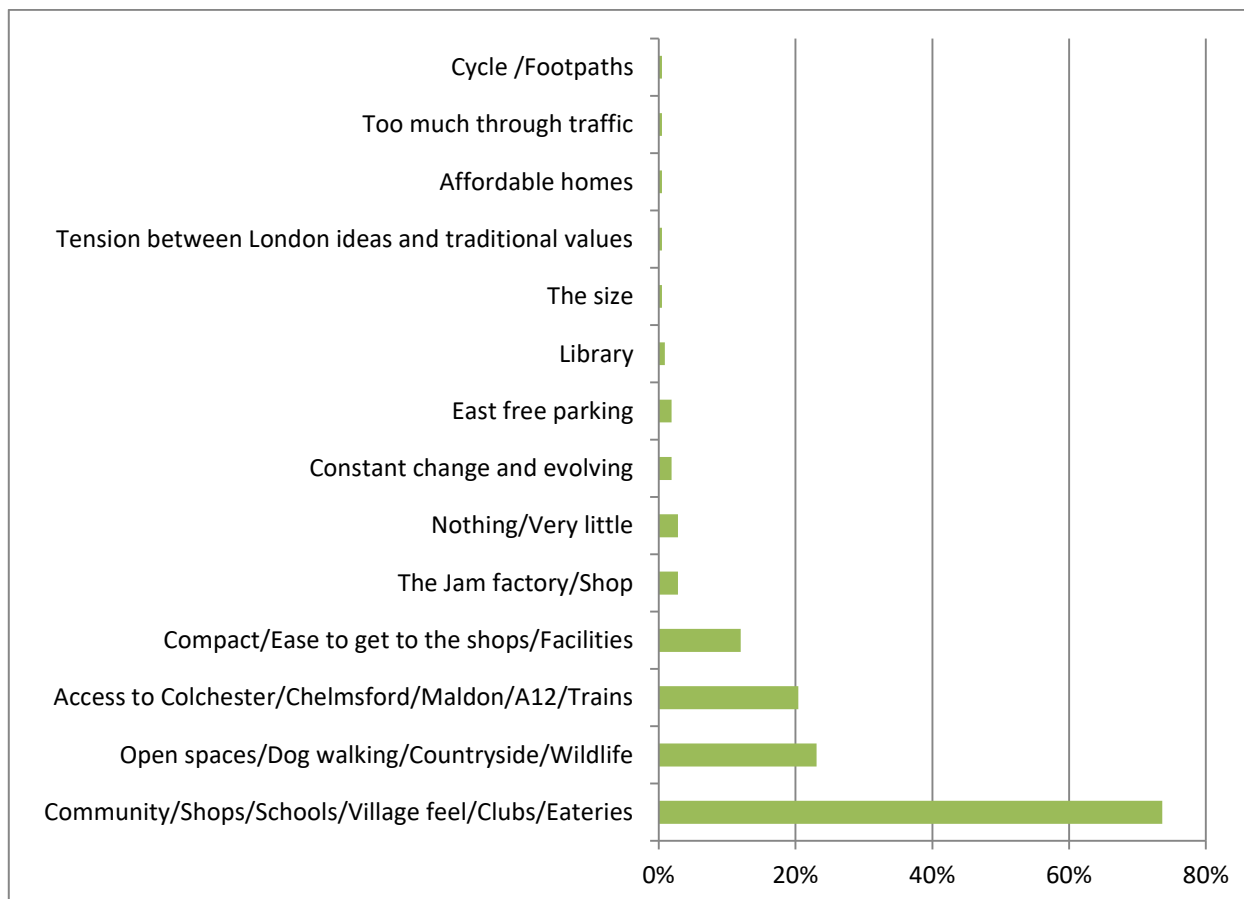
The 'Mean' figure is the average number of residents in the household. Thus there are on average nearly two seniors in a household, more than two adults and just under two children.

Car ownership

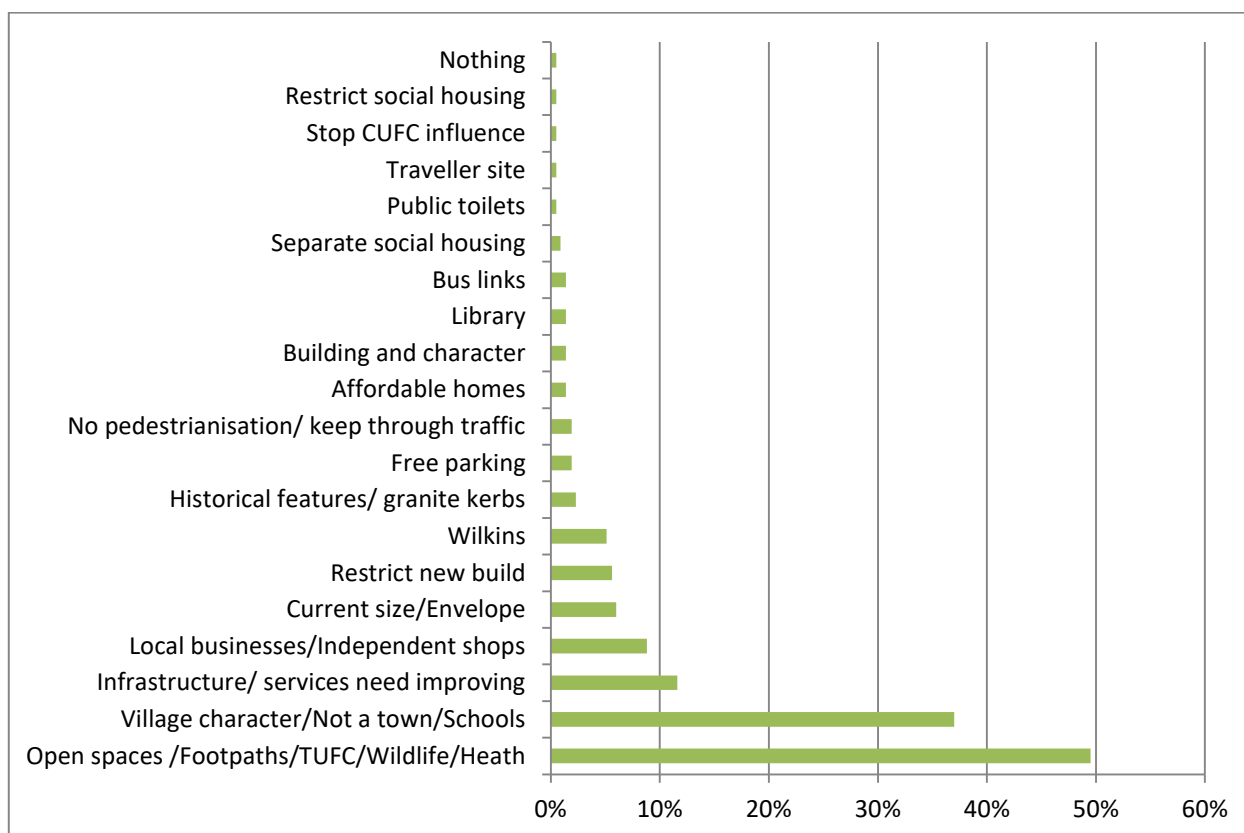


And finally

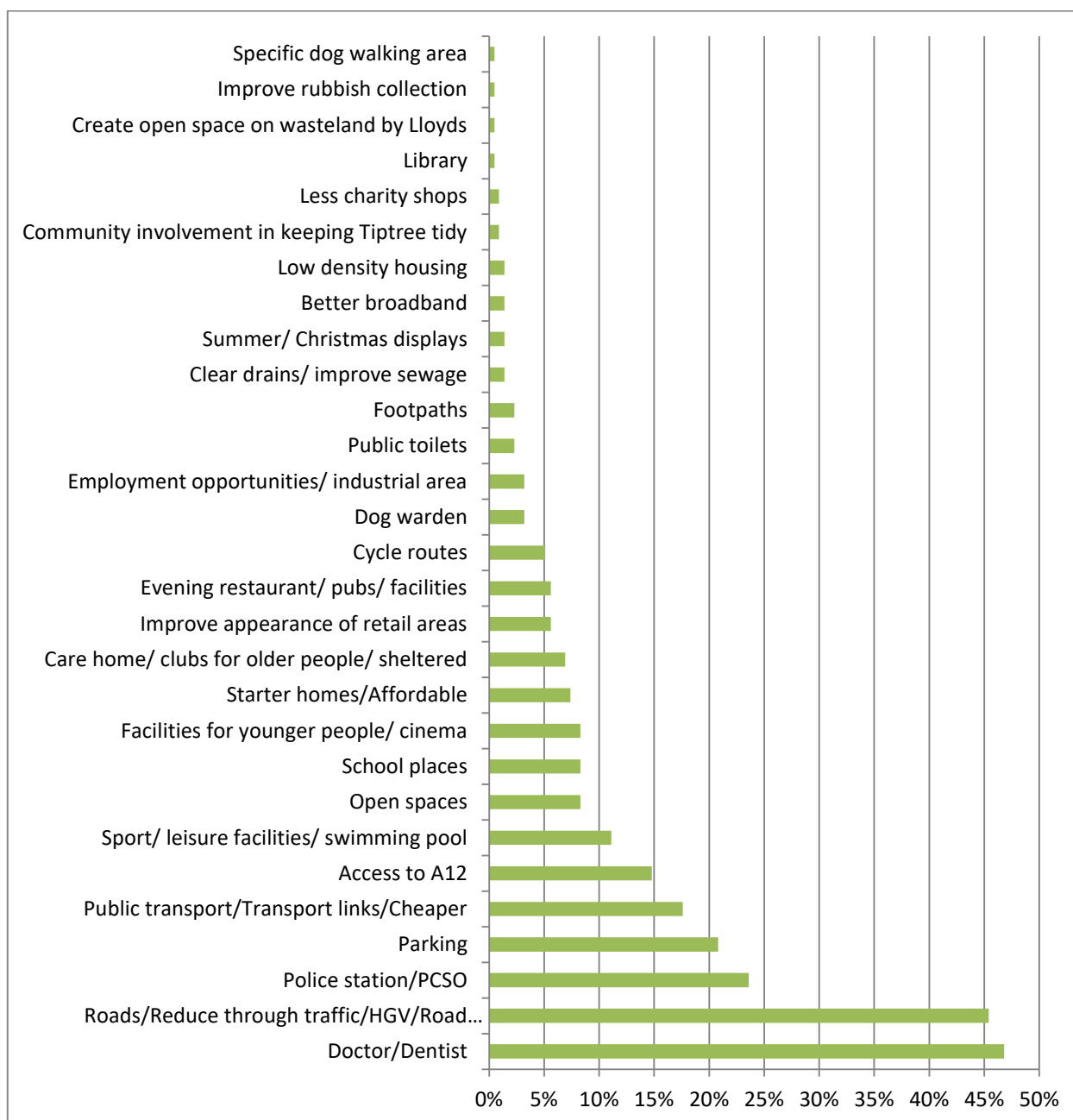
What do you like about Tiptree?



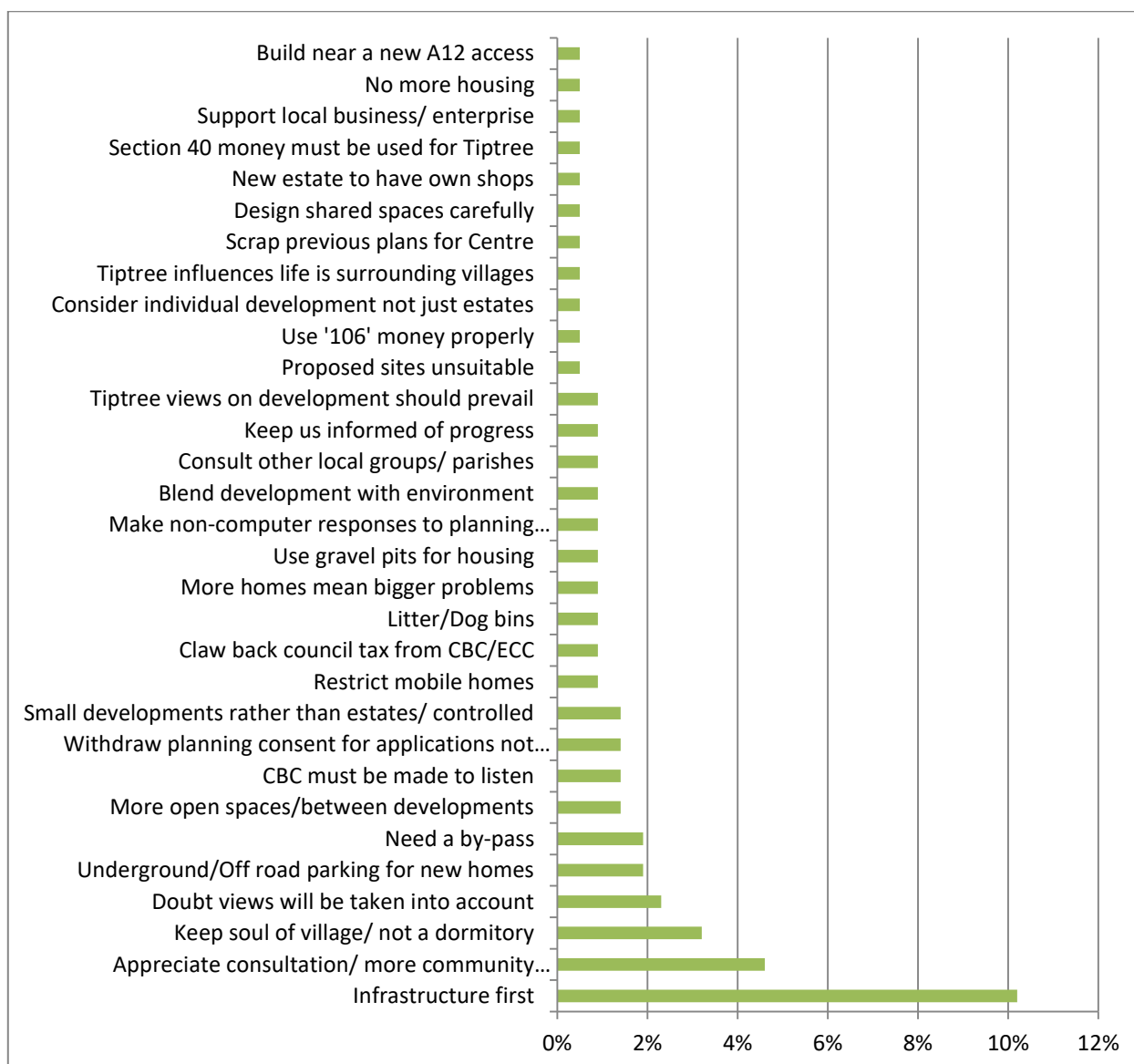
What do you want to protect in Tiptree?



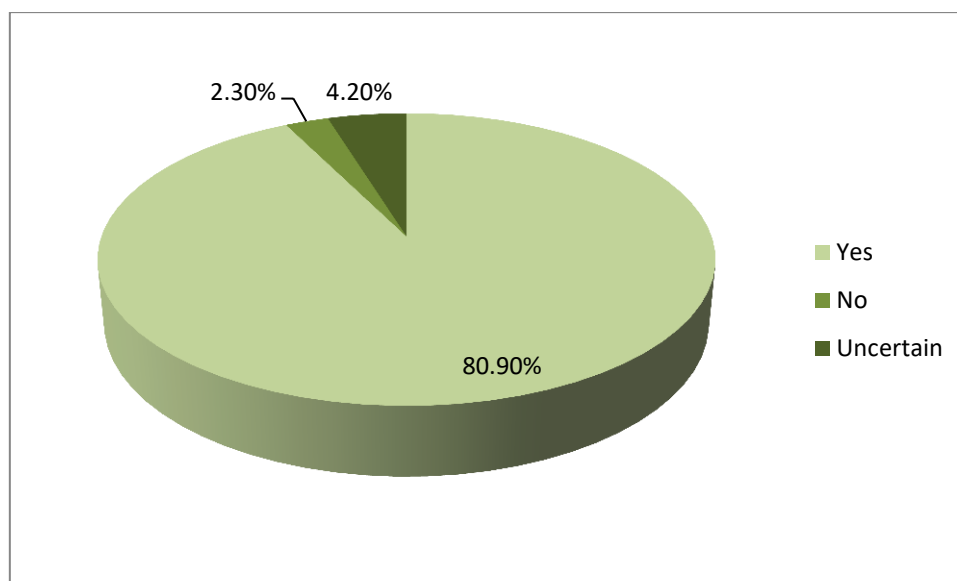
What would you like improved in Tiptree?



Any other comments?



Do you now understand why Tiptree needs a neighbourhood plan?



Appendix B5 - Pre Regulation 14 Engagement Meetings August 2018 to March 2019

Thursday 30th August 2018

Meeting with Cllr John Jowers

Present: DW/DC/BW/JG

An informal meeting to see how ECC can help with Tiptree Neighbourhood Plan

We mainly talked about highways issues and John suggested we make contact with Cllr Kevin Bentley.

Saturday 29th September 2018

Meeting with Cllr Kevin Bentley re Highways issues

Present: DW/DC/BW/JG

An informal meeting to:

1. Ascertain the current position concerning future changes to the A12 and the consultation process.
2. Discuss the proposed road options in the Tiptree Neighbourhood Plan

Possible future A12 access was discussed. No definite plans yet. Kevin will try to ensure that a consultation meeting is held in Tiptree in early 2019 and we should watch out for it and make our case heard.

Kevin was impressed by the NHP proposals. He advised we speak to County Highways engineers, Martin Mason and Alan Lindsay.

He also asked that we make contact with Messing PC to discuss the impact of the Tiptree NHP on Messing Parish.

Developer Meetings held at Tiptree Community Centre

Each developer/land promoter was informed that the draft Tiptree Neighbourhood Plan was scheduled to be published by the end of the year and that we were now meeting with prospective developers/agents to ensure the deliverability of the plan. The issues raised through public consultation were explained, particularly the need to improve traffic flow and to site new development to the north and west. The plans to produce link roads were explained.

Fri 5th October 2018 2pm

Paul Hiller and daughter

TPC - Cllrs Webb and Greenwood/Secretary J Webster

Navigus Planning - Chris Bowden

CBC - Karen Syrett

TIP 15 and TIP 35, 44 and 68 were discussed. It emerged that only the northern half of TIP 44 was available as the current dwelling would be remaining and also that TIP 35 was partly owned by Northumbrian Water. In other respects the sites were available for residential development. It also emerged that the paddocks to the east of Messing Road were potentially available if required.

Mon 8th October 2018

10am

Mersea Homes - Stuart Cock and David Rose

TPC - Cllr Webb/Cllr Greenwood/ J Webster

Navigus Planning - Chris Bowden

CBC - Karen Syrett/Eleanor Moss

TIP 49, 50 & 51 were discussed, in particular the desire to put a primary street across the top of the site –part of which could only be a protected route at this stage since most of TIP 49 lies in the Parish of Messing. We also discussed the desire to include a 1Ha business area in TIP 51 and the need for better access to TIP 50 from Messing Road and The Maypole. The need for cooperation from the various promoters to deliver a complete package for the sites was stressed – to include a MUGA and LEAP as well as the primary street. There was agreement on the part of Mersea Homes to draft plans along the lines we were requesting.

11am

Lawson Planning Partnership – John Lawson/Natalie Harris and Robbie Cowling

TPC - Cllr Webb/Cllr Greenwood/ J Webster

Navigus Planning - Chris Bowden

CBC - Karen Syrett/Eleanor Moss

The desire to put a link road across the 'ransom strip' between TIP 15 and TIP 16 was explained and its importance to the strategic Plan for Tiptree to provide alternative routes to alleviate traffic at key points in the light of current and future developments in the Grange Road area. Whilst there was

agreement in principle, the expressed intention was to seek a market price based on its importance to proposed future development.

12pm

Strutt and Parker – James Firth and Laura Dudley Smith – Paul Marden – Marden Homes

TPC - Cllr Webb/Cllr Greenwood/ J Webster

Navigus Planning - Chris Bowden

CBC- Karen Syrett/Eleanor Moss

TIP 8 and 16 were discussed. Marden Homes presented draft plans that were already along the lines we were looking for including a primary street. We discussed a few adjustments to their plan but it was an agreeable meeting.

Actions required from discussions on 5th & 8th October

All developer contact (to and from) to be conducted through NP email at Parish office

Meeting to be arranged with Highways

Meeting to be arranged with Messing Parish Council

Telephone call to be made to Anglian Water

Map of sites that had been put forward to be put on website

Additional meetings to be arranged with Granville Developments and Green King re their sites

Monday 5th November 2018

TPC - Cllrs Webb and Greenwood/Secretary J Webster

Navigus Planning - Chris Bowden

CBC - Karen Syrett

10am

Mersea Homes – Stuart Cock

A second visit to discuss preliminary plans. The plans conformed to our aspirations regarding a business area and a primary Street around the top of the area. The entrance to the site from Kelvedon Road had been moved further west and Mersea Homes had approached Mr David Hall of Messing Road to consider the use of his land to provide a road through to Colchester Road thus avoiding the Maypole junction. The plans proposed 456 dwellings plus a possible extra 80 if TIP 17 and David Hall's land were included.

11.15am

Mr E. Gittins (on behalf of Granville Developments)

TIP 04 was discussed. It is available and the need to communicate with Mersea Homes was discussed. TIP 03 was mentioned and its exclusion was explained on the grounds of it being a LoWS.

12.20pm

David Russell (David Russell Associates on behalf of Greene King)

TIP 17 was discussed. It is available but the land would be sold on to a developer. The need for communication with the promoters of TIP 04 and TIP 50 was explained and it was agreed we would supply contact details. It was also explained that we had more sites (even in this area) than we needed to deliver 600 houses.

Actions required from discussions on 5th November

Contact details for Mersea Homes and Granville Developments to be supplied to David Russell

JG to draft a letter to Stuart Cock requesting he leads a consortium to negotiate and purchase the ransom strip from Robbie Cowling.

JG to draft a letter to Paul Hiller via Raymond Stemp to confirm precisely which parts of TIP 15, 35, 44 & 68 are available for residential development.

Above drafted letters to be sent out by Julie when agreed.

Highways Meeting held at Tiptree Community Centre

Tues 30th October 2018 2.30pm

Essex Highways engineers, Martin Mason & Alan Lindsay

TPC - Cllrs Webb, Coe, Wood and Greenwood

Navigus Planning - Chris Bowden

CBC - Karen Syrett, Eleanor Moss

The Neighbourhood Plan proposals were explained, particularly with regard to roads and junctions. The engineers could not see any 'show-stoppers' in our plans but did advise that acceptable alterations would be necessary at the junction of Messing Road with Colchester Road at the Maypole and that evidence that suitable alterations were possible should be included in our NHP to pass inspection. Martin Mason explained at our meeting how difficult it was for sites such as Florence Park to have specific pieces of new road infrastructure tied to their delivery.

They also advised:

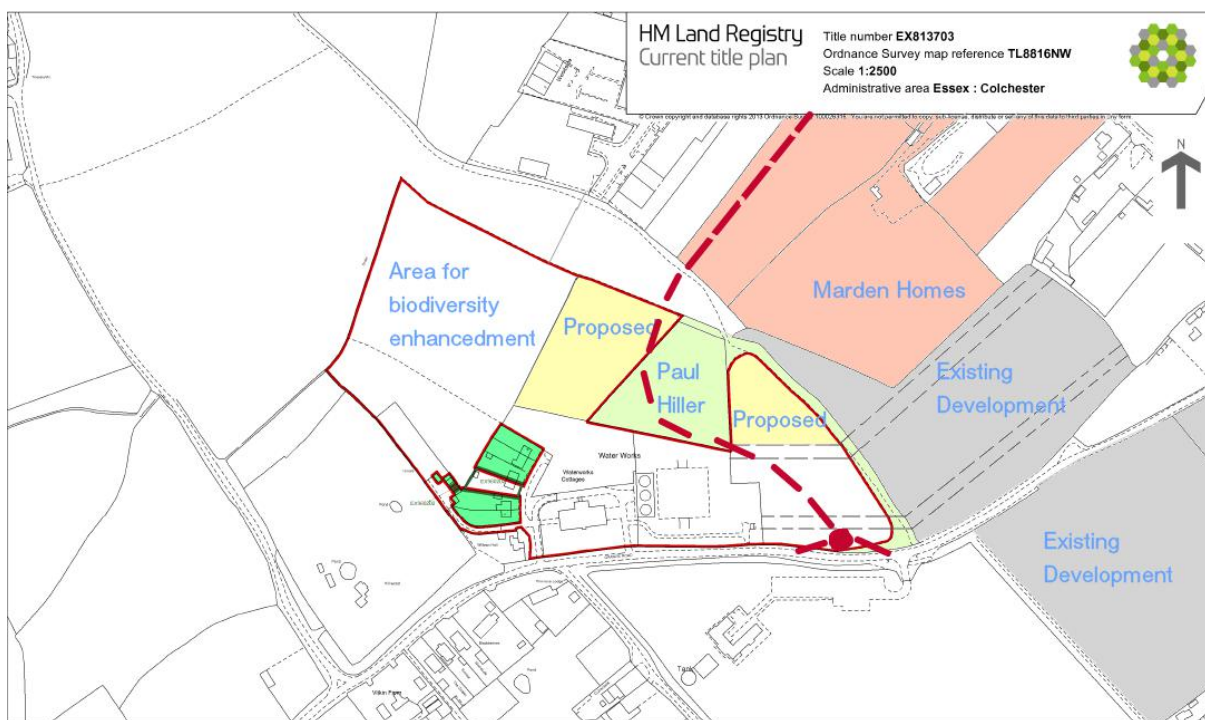
- The stated requirement for a 'primary street' according to the Essex Design Guide (2018) is a carriageway width of 6.75m.
- It was possible to construct a road over water pipes but not homes.

Meeting with Northumbrian Water Company at Sandon Valley House, Canon Barns Road, East Hanningfield, Chelmsford, CM3 8BD. 3pm Thursday 22nd November 2018

Present:

- Jonathan Greenwood (TPC)
- Sue Shepherd (TPC)
- Sandra Scott (CBC)
- David Alborough (NWC)
- Andy Redman (Savills, Director, Planning)
- Mark Hodgson (Savills, Associate Director, Planning)
- Thomas Higgins (Savills)

We discussed the request for Northumbrian Water to offer their site (outlined in red below) for development and the provision of a link road.



Main Points:

- They are willing to engage
- They do not wish to develop the southern part of the site due to the need to maintain the underground mains. They think it will be ok to put a road over the area – will confirm,
- They were willing to develop the areas in yellow. We suggested the westward extension to ensure financial viability of the road and round-a-bout.
- They are willing to offer the full site (so far as the green space is concerned) but wish to enhance the biodiversity of the western portion to meet targets.

Actions

- NWC will confirm the availability of the site, confirm that the road over the mains is ok, and confirm the areas they wish to develop.
- Tiptree NHP complete (or amend) the SHLAA.
- Tiptree NHP will ask Marden Homes and Paul Hiller to cooperate on the delivery of the entire area – including the cost of the road.

Dear Jonathan and Roger

The Parish Council would like to thank you for the recent meeting with our Chair and Clerk. We note that due to purdah your Neighbourhood plan consultation has been postponed.

We look forward to working with you closely as matters progress, and we will all be attending the consultation.

We are however, understandably rather concerned with your map showing the Local Call for sites, especially sites TIP 49/50 and 51, as part of these sites fall within the Parish Of Messing cum Inworth and during our last Parish Plan, which we are in the process of revisiting, our residents made it very clear that they wish to keep a 'green boundary' between our villages and other parishes.

The issue of increased traffic on the B1023 through Inworth also gives us cause for concern, especially as we are all still awaiting Highways England new consultation on the A12 widening route, and the fact that the A120 route has been announced at Witham North/ Kelvedon South, which may indicate that a revised route for traffic from Tiptree and surrounding villages might naturally gravitate towards a new route via the current Rivenhall A12 junction via Braxted Road and therefore this may also have implications for your preferred choice of development, as this could indicate the benefits of development on a more westerly site.

We welcome that fact that this map is in the public domain, and look forward to seeing it on your website in due course.

Should you have any immediate concerns regarding this communication, we would be happy to meet and discuss further.

regards

Dawn Marriott

Dawn Marriott
Parish Clerk & Responsible Financial Officer
Messing cum Inworth Parish Council

Good Evening Dawn,

Many thanks for your email, I am glad that the meeting was useful. I note your concerns and will of course update you as the Plan process moves forward, clearly at this time I am unable to add anything further as this will naturally evolve from both the NHP consultation and ECC/Highways England's plans for the A12 & A120 - I suspect that there will be some changes in the latter!

Nonetheless Tiptree Parish Council look forward to continued co-operation with Messing cum Inworth Parish Council going forward.

Thank you

Regards

Roger Mannion

Chairman

Tiptree Parish Council